

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Burien / 23

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 623

Range of Sale Dates: 1/2000 - 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$49,300	\$116,000	\$165,300	\$181,600	91.0%	11.12%
2002 Value	\$51,200	\$127,800	\$179,000	\$181,600	98.6%	10.55%
Change	+\$1,900	+\$11,800	+\$13,700		+7.6%	-0.57%
% Change	+3.9%	+10.2%	+8.3%		+8.4%	-5.13%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.56% and -5.04% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$51,900	\$120,300	\$172,200
2002 Value	\$54,000	\$132,400	\$186,400
PercentChange	+4.0%	+10.1%	+8.2%

Number of improved Parcels in the Population: 6888

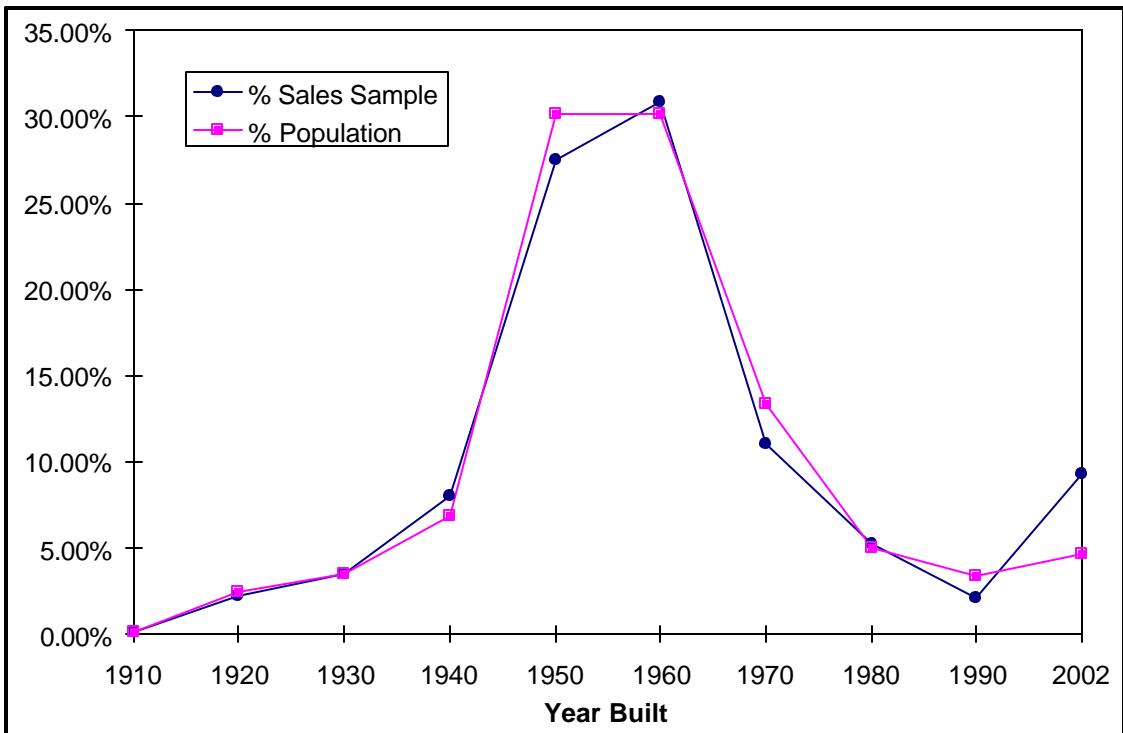
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, 2-story houses with basements built after 1979, grade 6 1.5 story houses, and grade 6 ramblers without basements in Subarea 2 required a greater upward adjustment than most parcels. Grade 7 houses in Subarea7, houses built from 1941 to 1950 in good condition, houses with more than 2000 square feet of above grade living area, and 2-story houses without basements in Subarea 2 required a lower upward adjustment. Also, houses below grade 6 generally received a greater upward adjustment while houses above grade 6 received a lesser upward adjustment.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	1	0.16%
1920	14	2.25%
1930	22	3.53%
1940	50	8.03%
1950	171	27.45%
1960	192	30.82%
1970	69	11.08%
1980	33	5.30%
1990	13	2.09%
2002	58	9.31%
	623	

Population		
Year Built	Frequency	% Population
1910	15	0.22%
1920	173	2.51%
1930	243	3.53%
1940	473	6.87%
1950	2075	30.12%
1960	2079	30.18%
1970	921	13.37%
1980	347	5.04%
1990	236	3.43%
2002	326	4.73%
	6888	

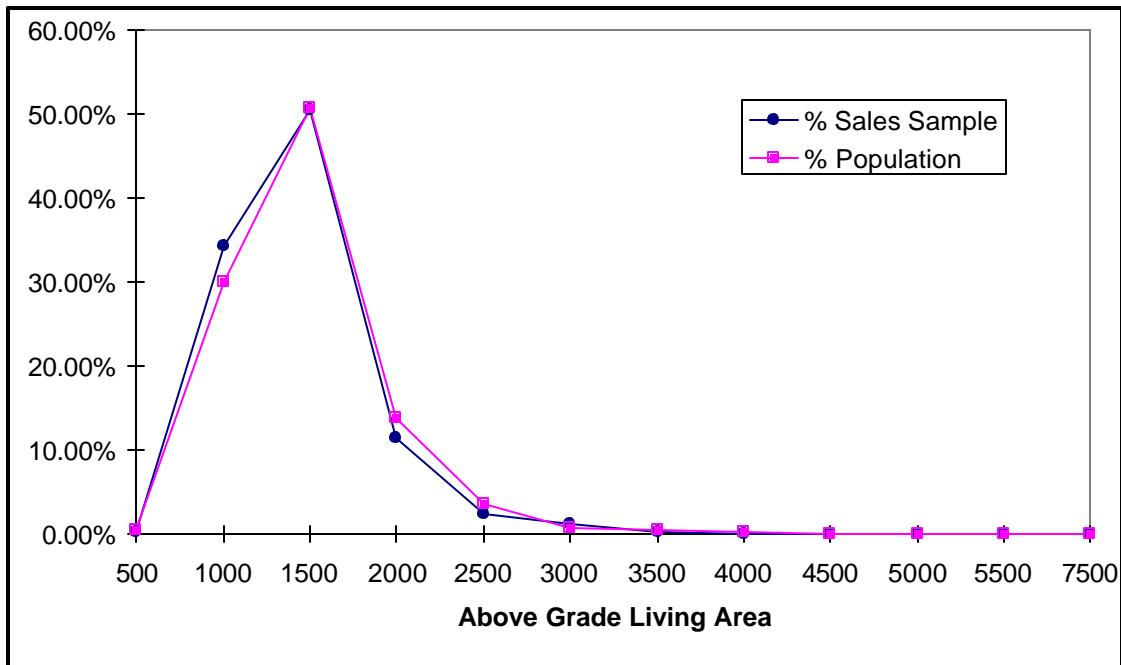


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.32%
1000	213	34.19%
1500	315	50.56%
2000	71	11.40%
2500	14	2.25%
3000	7	1.12%
3500	1	0.16%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	623	

Population		
AGLA	Frequency	% Population
500	34	0.49%
1000	2066	29.99%
1500	3498	50.78%
2000	951	13.81%
2500	244	3.54%
3000	55	0.80%
3500	29	0.42%
4000	9	0.13%
4500	2	0.03%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6888	

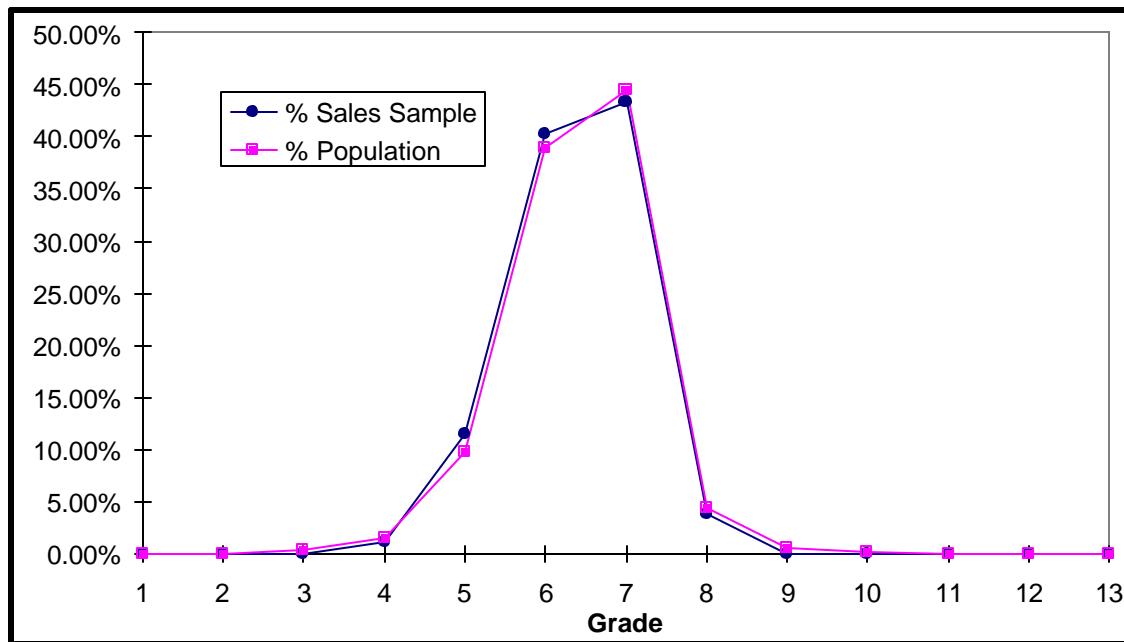


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

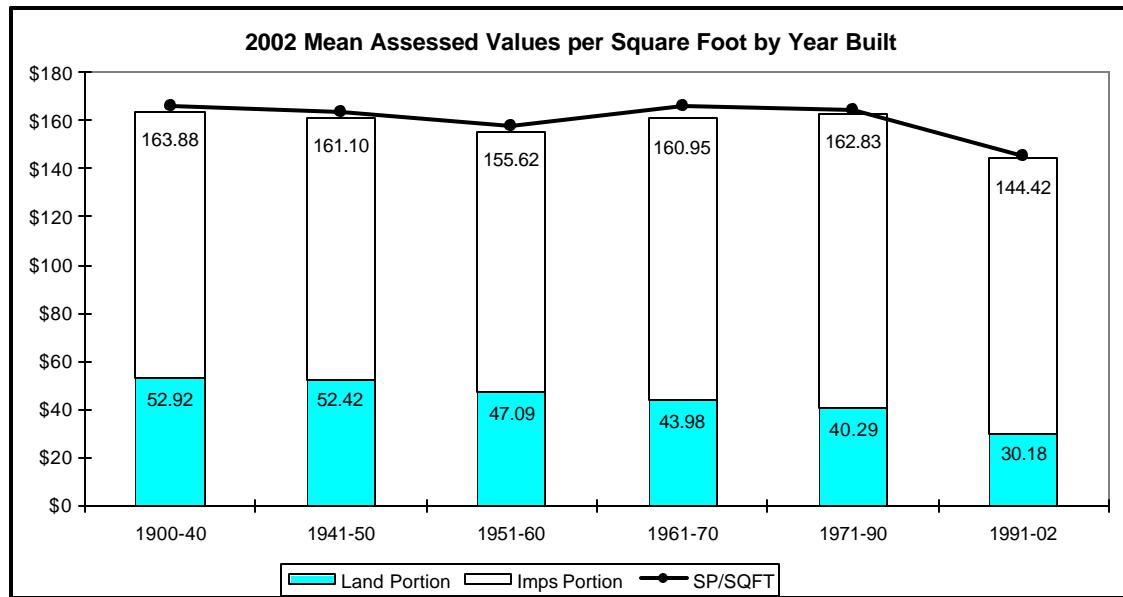
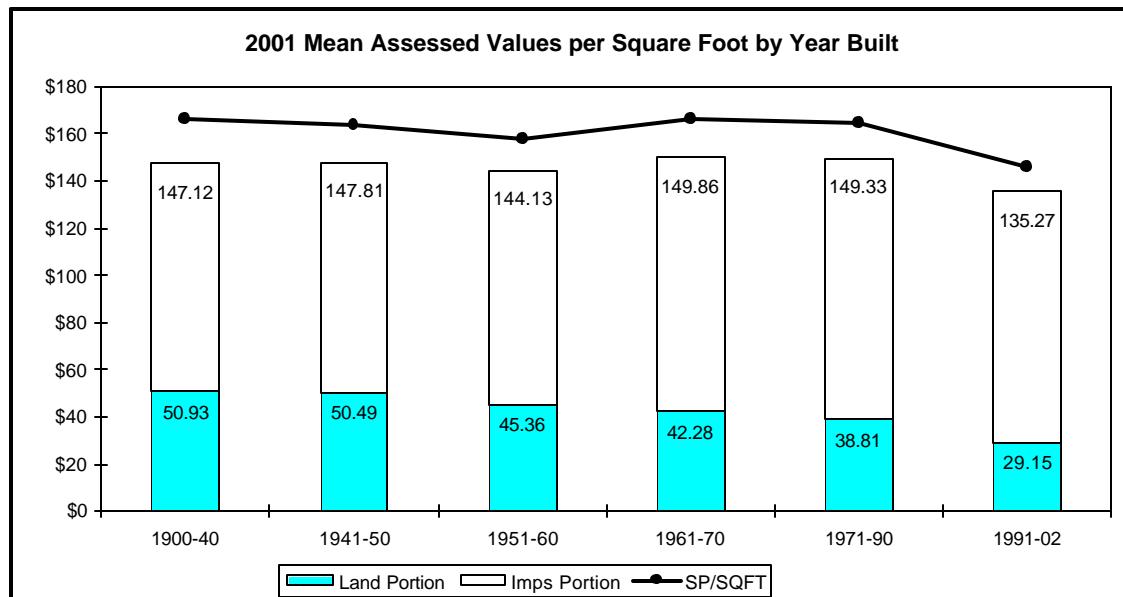
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	1.12%
5	71	11.40%
6	251	40.29%
7	270	43.34%
8	24	3.85%
9	0	0.00%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		623

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	20	0.29%
4	98	1.42%
5	678	9.84%
6	2678	38.88%
7	3059	44.41%
8	306	4.44%
9	36	0.52%
10	12	0.17%
11	1	0.01%
12	0	0.00%
13	0	0.00%
		6888



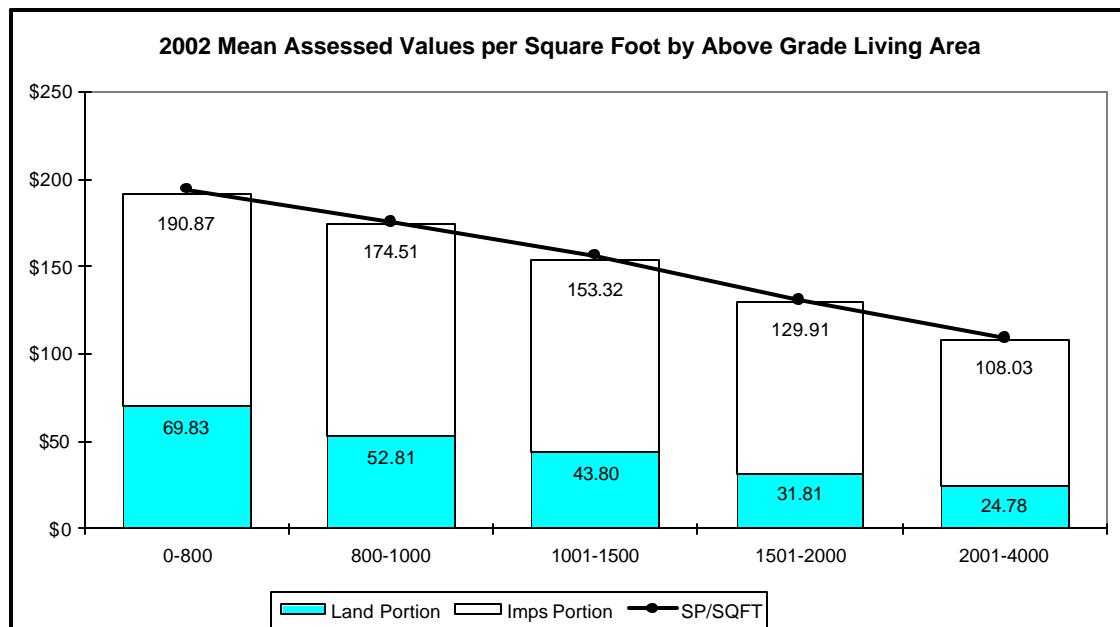
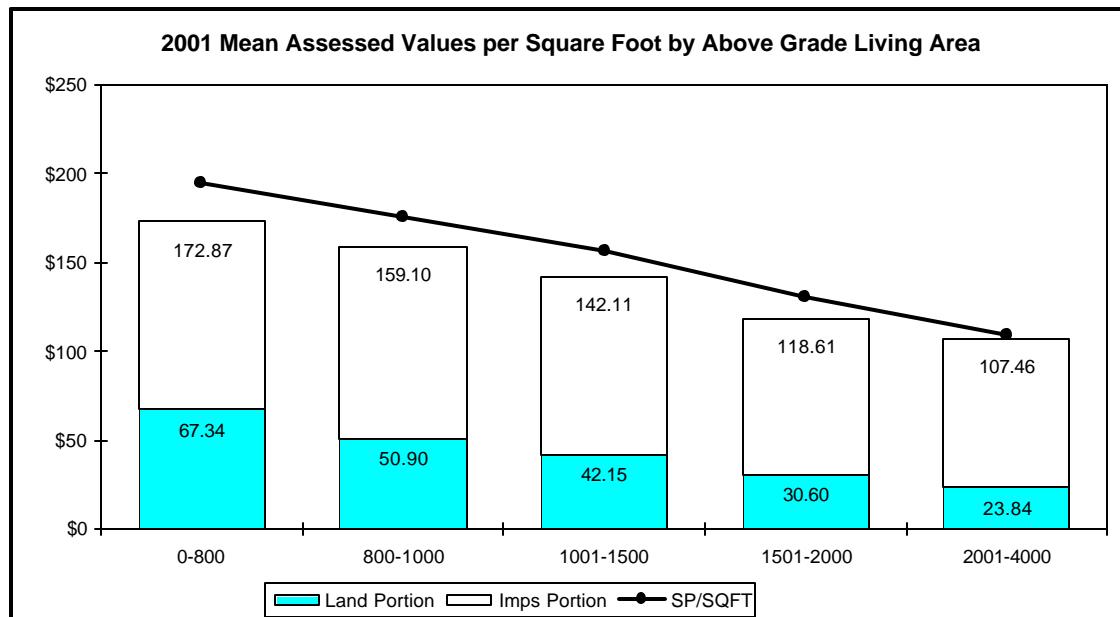
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



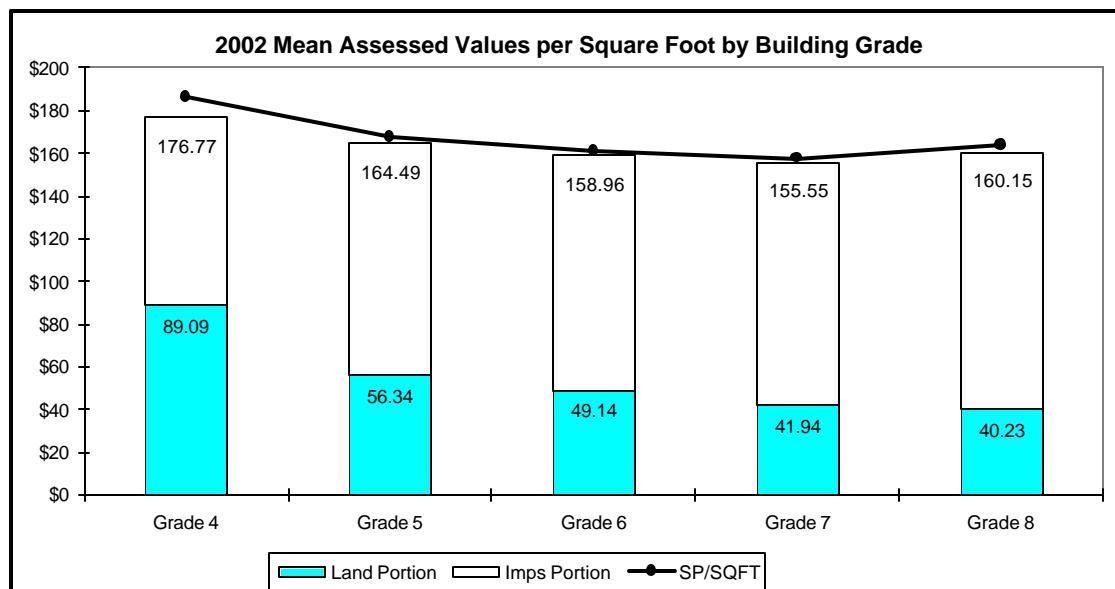
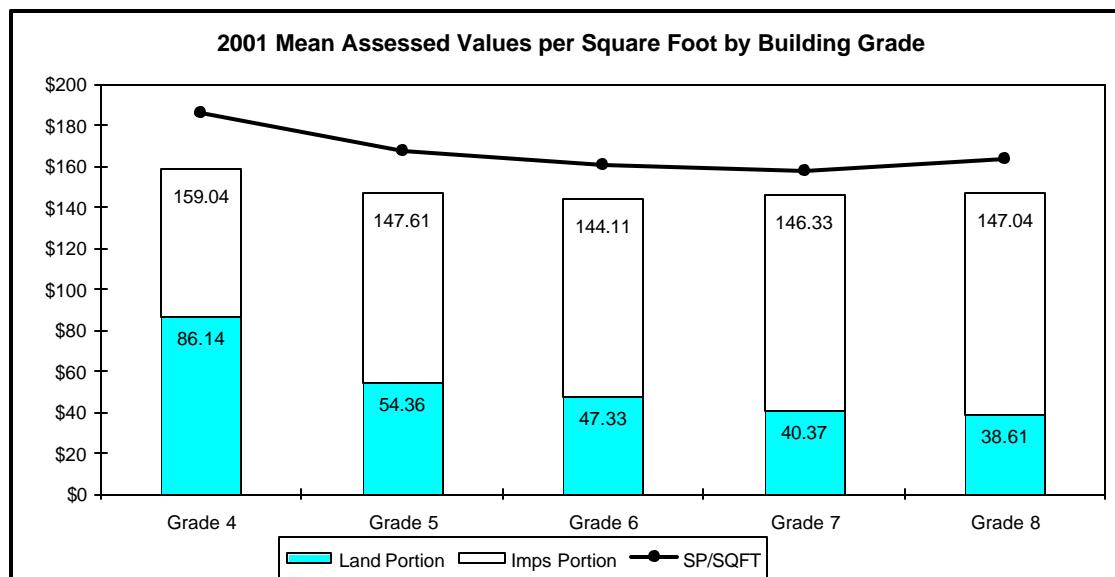
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There were only 7 grade 4's in the sales sample.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

Based on the 11 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 3.9% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.05, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 623 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, 2-story houses with basements built after 1979, grade 6 1.5 story houses, and grade 6 ramblers without basements in Subarea 2 required a greater upward adjustment than most parcels. Grade 7 houses in Subarea7, houses built from 1941 to 1950 in good condition, houses with more than 2000 square feet of above grade living area, and 2-story houses without basements in Subarea 2 required a lower upward adjustment. Also, houses below grade 6 generally received a greater upward adjustment while houses above grade 6 received a lesser upward adjustment.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9067332 + (-.03975402 if Stories=1, TotBsmt=0, Subarea=2, Grade=6) + (.03708875 if condition is good and YearBuilt or YrRenovated is greater than 1940 or less than or equal to 1950) + (.05296011 if Grade=7 and SubArea=7) + (.05918259 if Above Grade Living Area > 2000) + (-.1194927 if Stories=2 ,TotBsmt>0, and YrBuilt or YrRenovated is greater than 1979) + (-.03999738 if Grade=6 and Stories=1.5) + (.04177416 if Stories=2, TotBsmt=0, SubArea=2) + .02020001 * (Grade-6).

Note: Grades lower than 5 are treated as grade 5; grades higher than 7 are treated as grade 7.

The resulting total value is rounded down to the next \$1,000, then:

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:*
- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2002 Land Value + Previous Improvement Value * 1.102)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, then there is no change to the improvement portion of the value. (2002 Land Value + Previous Improvement Value * 1.00).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.
 - *If the principal building is in poor or net condition, there is no change to the improvement portion of the value. (2002 Land Value + Previous Improvement Value * 1.00).

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic adjustment indicated by the sales sample. **“2002 Total Value = 2001 Total Value x 1.00 (rounded down)”**. The resulting improvement value is calculated as follows:

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 23 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

10.29%			
Grade	1 thru 5	6	7 thru 13
% Adjustment	2.51%	0.00%	-2.40%
Rambl No Bsmt			
SubArea 2		Yes	
Grade 6			
% Adjustment	5.06%		
Good Condition			
YrBlt 1941-1950		Yes	
% Adjustment	-4.33%		
Grade 7		Yes	
SubArea 7			
% Adjustment	-6.09%		
Above Grade			
Living Area		Yes	
Greater than			
2000 Sqft			
% Adjustment	-6.76%		
Two Story with			
Basement		Yes	
YrBuilt>1979			
% Adjustment	16.74%		
Grade 6		Yes	
1.5 Story			
% Adjustment	5.09%		
Two Story No			
Basement			
SubArea 2		Yes	
% Adjustment	-4.86%		

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 7 parcel located in Sub Area 7 would *approximately* receive a 1.8% upward adjustment ($10.29\% + -2.4 + -6.09\%$).

Two-story houses with basements built after 1979 would receive an *approximate* upward adjustment of 27.03% ($10.29 + 16.74$). There are 8 parcels in the sales sample and 47 in the population that will receive this adjustment, and none of these parcels will receive any additional upward adjustments.

All improved parcels received an adjustment for grade. Grades below 5 received the same adjustment as grade 5's, and grades above 7 received the same adjustment as grade 7's.

Because of the adjustment for grade, few receive the overall adjustment alone.

Area 23 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.6%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
4	7	0.844	0.940	11.4%	0.769	1.111
5	71	0.878	0.978	11.4%	0.950	1.006
6	251	0.898	0.990	10.3%	0.977	1.004
7	270	0.928	0.985	6.1%	0.974	0.996
8	24	0.900	0.976	8.4%	0.922	1.030
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1940	87	0.893	0.994	11.3%	0.966	1.021
1941-1950	171	0.906	0.985	8.7%	0.968	1.002
1951-1960	192	0.916	0.987	7.7%	0.974	1.000
1961-1970	69	0.905	0.970	7.2%	0.946	0.994
1971-1990	46	0.905	0.988	9.2%	0.955	1.021
1991 - 2002	58	0.930	0.987	6.2%	0.965	1.009
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	18	0.809	0.901	11.4%	0.828	0.974
Average	429	0.913	0.987	8.2%	0.978	0.997
Good	150	0.913	0.986	7.9%	0.969	1.002
Very Good	26	0.901	0.994	10.4%	0.948	1.041
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	510	0.910	0.985	8.2%	0.975	0.994
1.5	58	0.881	0.984	11.7%	0.954	1.013
2	55	0.934	0.992	6.2%	0.967	1.016
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
800 & less	76	0.890	0.982	10.4%	0.954	1.010
801-1000	139	0.905	0.992	9.7%	0.976	1.009
1001-1500	315	0.909	0.981	7.8%	0.969	0.992
1501-2000	71	0.907	0.994	9.6%	0.970	1.019
2001 & above	22	0.985	0.990	0.5%	0.946	1.033

Area 23 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.6%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	598	0.912	0.986	8.1%	0.977	0.994
Y	25	0.876	0.977	11.6%	0.933	1.022
Wft Y/N	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	623	0.910	0.985	8.3%	0.977	0.994
Y	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
1	132	0.914	0.992	8.6%	0.971	1.013
2	243	0.902	0.979	8.6%	0.966	0.991
4	107	0.919	0.999	8.7%	0.979	1.020
6	70	0.907	0.974	7.4%	0.948	1.000
7	71	0.919	0.987	7.4%	0.966	1.008
Lot Size	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
5000 & Less	39	0.939	1.003	6.8%	0.975	1.031
5001-8000	252	0.903	0.977	8.3%	0.965	0.990
8001-12000	247	0.910	0.987	8.4%	0.974	1.000
12001-16000	53	0.918	0.992	8.1%	0.957	1.027
16001-20000	13	0.953	1.050	10.2%	0.986	1.114
20001-30000	19	0.897	0.970	8.1%	0.910	1.029
Rambler No Bsmt Sub2 Grade6	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	573	0.913	0.985	7.9%	0.977	0.994
Y	50	0.868	0.987	13.7%	0.960	1.013
Good Condition YrBlt 1941-1950	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	565	0.909	0.985	8.4%	0.977	0.994
Y	58	0.925	0.985	6.5%	0.957	1.013

Area 23 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.6%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

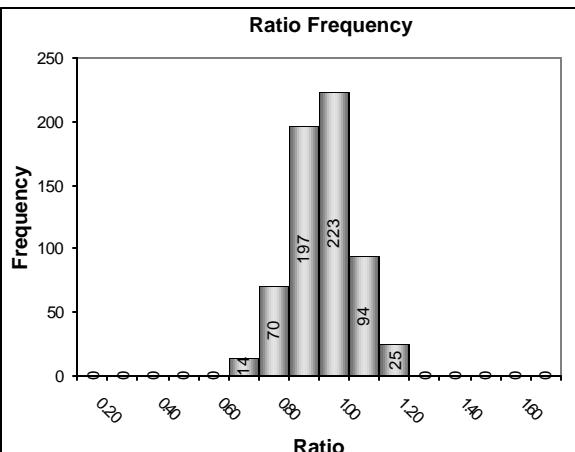
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area greater than 2000		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	601		0.906	0.985	8.7%	0.977	0.994
Y	22		0.985	0.990	0.5%	0.946	1.033
2 Stry with Bsmt		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	615		0.913	0.985	8.0%	0.977	0.994
Y	8		0.807	0.983	21.8%	0.889	1.077
Grade 6 Half Stry		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	586		0.913	0.985	8.0%	0.977	0.994
Y	37		0.870	0.986	13.3%	0.949	1.023
2 Stry N Bsmt Sub2		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	597		0.907	0.985	8.6%	0.977	0.994
Y	26		0.974	0.992	1.9%	0.964	1.021

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: SW Crew / Team - 1	Lien Date: 01/01/2001	Date of Report: 5/21/2002	Sales Dates: 1/2000 - 12/2001
Area Area 23 Burien	Appr ID: DGIB	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 623			
<i>Mean Assessed Value</i>	165,300		
<i>Mean Sales Price</i>	181,600		
<i>Standard Deviation AV</i>	39,927		
<i>Standard Deviation SP</i>	46,231		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.917		
<i>Median Ratio</i>	0.916		
<i>Weighted Mean Ratio</i>	0.910		
UNIFORMITY			
<i>Lowest ratio</i>	0.661		
<i>Highest ratio:</i>	1.200		
<i>Coefficient of Dispersion</i>	8.84%		
<i>Standard Deviation</i>	0.102		
<i>Coefficient of Variation</i>	11.12%		
<i>Price Related Differential (PRD)</i>	1.007		
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.902		
<i>Upper limit</i>	0.927		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.909		
<i>Upper limit</i>	0.925		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	6888		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.102		
<i>Recommended minimum:</i>	17		
<i>Actual sample size:</i>	623		
<i>Conclusion:</i>	OK		
NORMALITY			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	313		
<i># ratios above mean:</i>	310		
<i>Z:</i>	0.120		
<i>Conclusion:</i>	Normal*		
*i.e. no evidence of non-normality			



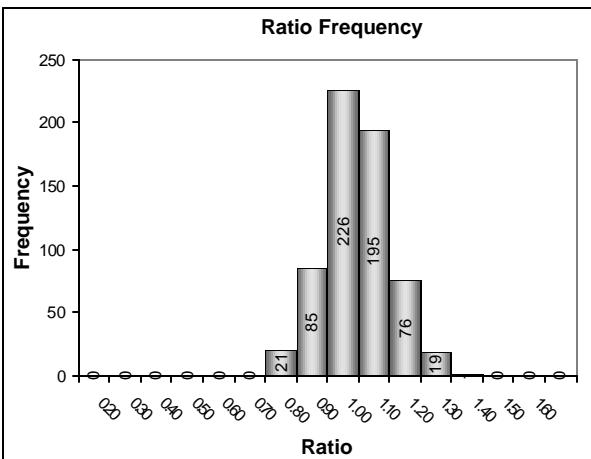
COMMENTS:

Single Family Residences throughout area 23

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: SW Crew / Team - 1	Lien Date: 01/01/2002	Date of Report: 5/21/2002	Sales Dates: 1/2000 - 12/2001								
Area Area 23 Burien	Appr ID: DGIB	Property Type: Single Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p><i>Sample size (n)</i> 623</p> <p><i>Mean Assessed Value</i> 179,000</p> <p><i>Mean Sales Price</i> 181,600</p> <p><i>Standard Deviation AV</i> 41,577</p> <p><i>Standard Deviation SP</i> 46,231</p>											
ASSESSMENT LEVEL											
<p><i>Arithmetic Mean Ratio</i> 0.995</p> <p><i>Median Ratio</i> 0.992</p> <p><i>Weighted Mean Ratio</i> 0.986</p>											
UNIFORMITY											
<p><i>Lowest ratio</i> 0.728</p> <p><i>Highest ratio:</i> 1.308</p> <p><i>Coefficient of Dispersion</i> 8.38%</p> <p><i>Standard Deviation</i> 0.105</p> <p><i>Coefficient of Variation</i> 10.55%</p> <p><i>Price Related Differential (PRD)</i> 1.009</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.984</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.002</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.987</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.003</td> </tr> </table>				<i>Lower limit</i>	0.984	<i>Upper limit</i>	1.002	<i>Lower limit</i>	0.987	<i>Upper limit</i>	1.003
<i>Lower limit</i>	0.984										
<i>Upper limit</i>	1.002										
<i>Lower limit</i>	0.987										
<i>Upper limit</i>	1.003										
SAMPLE SIZE EVALUATION											
<p><i>N (population size)</i> 6888</p> <p><i>B (acceptable error - in decimal)</i> 0.05</p> <p><i>S (estimated from this sample)</i> 0.105</p> <p>Recommended minimum: 18</p> <p><i>Actual sample size:</i> 623</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>320</td> </tr> <tr> <td># ratios above mean:</td> <td>303</td> </tr> <tr> <td><i>Z:</i></td> <td>0.681</td> </tr> </table> <p>Conclusion: <i>Normal*</i></p> <p><i>*i.e. no evidence of non-normality</i></p>				# ratios below mean:	320	# ratios above mean:	303	<i>Z:</i>	0.681		
# ratios below mean:	320										
# ratios above mean:	303										
<i>Z:</i>	0.681										



COMMENTS:

Single Family Residences throughout area 23

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 23
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	726220	0066	6/6/00	80000	510	0	4	1939	4	9020	N	N	9716 30TH AV SW
1	012303	9191	2/24/00	80000	580	0	4	1937	3	8160	N	N	9800 25TH AV SW
1	630340	0810	7/5/00	124600	680	0	4	1920	4	8382	N	N	10744 18TH AV SW
1	815160	0950	8/24/00	119000	480	300	5	1930	3	9173	N	N	10419 22ND AV SW
1	630340	0740	11/6/00	161000	500	0	5	1948	5	8382	N	N	10749 18TH AV SW
1	159160	0258	6/22/01	204000	620	0	5	1940	4	8960	N	N	2223 SW 114TH ST
1	012303	9293	1/30/01	149000	640	0	5	1942	4	4026	N	N	2416 SW 98TH ST
1	630340	1040	8/15/01	96000	640	0	5	1942	2	8382	N	N	11054 17TH AV SW
1	159160	0174	6/12/01	123000	650	0	5	1937	3	7869	N	N	2130 SW 114TH ST
1	630340	0010	9/27/00	114950	650	0	5	1944	3	9142	N	N	10410 21ST AV SW
1	815160	0170	3/5/01	114500	650	0	5	1941	3	11470	N	N	10817 25TH AV SW
1	630340	0101	12/21/01	126500	660	0	5	1941	4	3800	N	N	1816 SW 106TH ST
1	012303	9197	10/23/00	139950	670	0	5	1933	4	10320	N	N	9644 25TH AV SW
1	159160	0270	9/28/01	125000	720	0	5	1935	5	11180	N	N	2131 SW 114TH ST
1	769460	0290	3/22/00	153000	720	180	5	1940	4	25900	N	N	2845 SW 107TH ST
1	630340	0855	12/12/00	117500	740	0	5	1942	3	8382	N	N	10743 17TH AV SW
1	012303	9446	4/14/00	126000	860	0	5	1940	4	8160	N	N	9638 24TH AV SW
1	630340	0135	5/23/00	134600	860	0	5	1920	4	8636	N	N	10411 18TH AV SW
1	630340	0795	2/12/01	190000	960	0	5	1920	4	8382	N	N	10722 18TH AV SW
1	815160	0030	4/26/01	151000	1010	0	5	1930	4	12950	N	N	11044 26TH AV SW
1	122303	9062	12/1/01	120000	1020	0	5	1942	3	18188	N	N	11807 21ST AV SW
1	012303	9132	10/12/00	196000	1040	0	5	1925	4	5951	N	N	9834 21ST AV SW
1	721140	0505	5/15/01	110600	1050	0	5	1925	4	5000	N	N	10012 19TH AV SW
1	012303	9393	9/24/01	189000	1150	0	5	1939	3	13500	N	N	9855 21ST AV SW
1	630340	0370	12/19/00	174950	1310	0	5	1920	4	9906	N	N	10630 18TH AV SW
1	630340	1135	8/6/01	132450	710	0	6	1945	3	8382	N	N	11036 18TH AV SW
1	815160	0071	2/18/00	150000	710	150	6	1932	3	11470	N	N	11010 26TH AV SW
1	012303	9537	4/23/01	139950	730	0	6	1961	3	8704	N	N	10012 26TH AV SW

Sales Available for Annual Update Analysis
Area 23
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	769460	0231	4/12/01	129950	750	0	6	1947	3	6050	N	N	2631 SW 106TH ST
1	630340	0460	1/26/01	125000	770	0	6	1951	3	8636	N	N	10637 18TH AV SW
1	721140	2275	5/18/01	136100	790	0	6	1930	3	4212	N	N	10258 21ST AV SW
1	630340	0119	8/27/01	145000	800	0	6	1922	4	8636	N	N	10429 18TH AV SW
1	012303	9289	6/30/00	139950	820	0	6	1942	4	15390	N	N	9853 28TH AV SW
1	721140	1685	9/20/01	135000	820	0	6	1948	3	5380	N	N	10204 19TH AV SW
1	012303	9274	8/24/01	185000	840	0	6	1964	3	8200	N	N	9659 24TH AV SW
1	815160	0440	11/27/01	189000	850	0	6	1947	4	10125	N	N	10728 25TH AV SW
1	012303	9434	7/10/01	247000	860	290	6	1953	4	6000	N	N	10256 26TH AV SW
1	769460	0125	1/12/01	215000	900	0	6	1938	4	28080	N	N	2635 SW 104TH ST
1	721140	1535	9/6/01	165000	920	0	6	1925	3	5000	N	N	10248 18TH AV SW
1	630340	1260	8/23/01	225000	940	140	6	1925	4	6350	N	N	11054 19TH AV SW
1	630340	1340	9/13/00	160000	960	0	6	1959	4	8094	N	N	11016 21ST AV SW
1	159160	0289	1/11/00	136000	970	0	6	1947	4	6608	Y	N	11423 21ST AV SW
1	815160	0190	9/8/00	181000	970	0	6	1930	4	12210	N	N	10800 26TH AV SW
1	012303	9297	5/8/00	144000	990	0	6	1960	3	7697	N	N	9604 26TH AV SW
1	815160	0642	9/21/01	228500	990	250	6	1944	4	8370	N	N	2220 SW 112TH ST
1	502940	0085	4/18/00	170000	1030	0	6	1950	3	7500	N	N	10740 27TH AV SW
1	630340	0125	8/23/01	182000	1070	820	6	1992	3	8636	N	N	10419 18TH AV SW
1	721140	1960	4/19/00	145000	1090	0	6	1942	3	7500	N	N	10222 20TH AV SW
1	630340	1385	4/8/01	150000	1100	0	6	1927	3	8945	Y	N	1904 SW 112TH ST
1	815160	0394	5/10/01	166850	1100	0	6	1953	4	7320	N	N	2427 SW 106TH ST
1	721140	0770	2/26/01	221000	1130	0	6	1947	4	6000	N	N	10030 18TH AV SW
1	815160	0211	8/31/00	186500	1140	140	6	1942	4	11470	N	N	10727 25TH AV SW
1	012303	9125	11/27/00	227500	1150	0	6	1930	3	7679	N	N	9836 21ST AV SW
1	012303	9125	5/3/01	242000	1150	0	6	1930	3	7679	N	N	9836 21ST AV SW
1	726220	0145	4/25/00	139950	1150	0	6	1954	3	7800	N	N	2843 SW 102ND ST
1	159160	0006	8/3/00	190600	1170	0	6	1939	5	13410	N	N	11216 26TH AV SW
1	769460	0233	2/23/00	152300	1170	0	6	1947	3	6050	N	N	2635 SW 106TH ST

Sales Available for Annual Update Analysis
Area 23
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	502940	0095	8/14/01	191500	1200	0	6	1950	3	7680	N	N	10750 27TH AV SW
1	769460	0210	8/16/00	180000	1220	0	6	1947	5	11787	N	N	10702 28TH AV SW
1	630340	0665	10/17/01	209700	1280	0	6	1919	5	8573	N	N	10703 19TH AV SW
1	630340	1155	6/13/00	132600	1340	0	6	1920	3	8382	N	N	11062 18TH AV SW
1	012303	9154	1/5/01	151000	1350	0	6	1967	3	7128	N	N	2407 SW ROXBURY ST
1	630340	0040	11/19/01	182500	1390	0	6	1980	3	8636	N	N	10437 19TH AV SW
1	814360	0050	1/25/00	157500	1430	0	6	1953	3	8160	N	N	9803 21ST AV SW
1	769460	0342	12/28/00	154250	1480	0	6	1945	4	9600	N	N	2855 SW 106TH ST
1	159160	0505	6/6/00	220000	1660	0	6	1936	3	19840	N	N	1821 SW 114TH ST
1	012303	9187	2/17/00	163300	1760	0	6	1983	3	8160	N	N	9808 25TH AV SW
1	012303	9483	11/1/01	239750	1820	0	6	1991	3	8726	N	N	11041 28TH AV SW
1	769460	0010	2/5/01	255000	1830	0	6	1937	4	20027	N	N	10405 26TH AV SW
1	012303	9577	8/3/01	185000	1850	0	6	1949	4	9563	N	N	10040 26TH AV SW
1	815160	1141	10/23/00	215000	820	340	7	1940	3	11375	Y	N	10758 22ND AV SW
1	721140	0316	1/9/01	173000	830	360	7	1987	3	5000	N	N	10044 20TH AV SW
1	769460	0303	1/3/01	152500	860	0	7	1958	3	6500	N	N	10617 28TH AV SW
1	012303	9626	8/16/00	178000	900	430	7	1974	3	7200	N	N	2420 SW 104TH ST
1	012303	9617	10/3/00	194000	960	680	7	1967	3	7200	N	N	10250 26TH AV SW
1	075800	0035	3/29/00	199950	970	650	7	1954	4	8053	N	N	2122 SW 120TH ST
1	764220	0090	9/18/01	184950	970	0	7	1955	3	7100	N	N	11817 18TH AV SW
1	928680	0057	8/30/00	151600	970	0	7	1954	4	6793	N	N	11010 28TH AV SW
1	012303	9420	11/30/00	184000	1010	0	7	1952	4	7200	N	N	10729 28TH AV SW
1	721140	0645	8/30/01	172000	1010	0	7	1961	3	5000	N	N	10039 18TH AV SW
1	769460	0042	6/9/00	200000	1010	1010	7	1966	3	12020	N	N	10431 26TH AV SW
1	783280	0105	4/24/00	215000	1010	0	7	1955	3	6700	Y	N	2620 SW 110TH ST
1	159160	0079	9/26/00	195000	1020	750	7	1960	3	7680	N	N	11220 22ND PL SW
1	159160	0405	5/17/01	249000	1020	280	7	1960	3	12860	N	N	11506 20TH AV SW
1	012303	9103	6/7/00	167770	1040	500	7	1967	3	5280	N	N	9860 20TH AV SW
1	012303	9491	3/16/01	209950	1040	750	7	1958	4	8194	N	N	11105 28TH AV SW

Sales Available for Annual Update Analysis
Area 23
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	769460	0100	6/26/01	210000	1050	0	7	1973	3	7200	N	N	2711 SW 105TH ST
1	351050	0130	6/27/00	184950	1080	0	7	1961	3	8100	N	N	11645 18TH AV SW
1	769400	0030	9/26/01	177500	1080	0	7	1958	4	7515	N	N	10631 27TH AV SW
1	351050	0070	7/27/00	190000	1100	0	7	1960	3	7202	N	N	11644 19TH AV SW
1	159160	0336	11/26/01	203000	1110	1110	7	1957	3	9300	N	N	2136 SW 116TH ST
1	721140	0125	7/27/00	160000	1110	280	7	1956	3	6400	N	N	10057 20TH AV SW
1	815160	0820	12/19/01	198150	1110	0	7	1977	3	12984	N	N	10814 24TH AV SW
1	630340	0694	4/7/00	150000	1140	1140	7	1964	3	7620	N	N	10736 19TH AV SW
1	012303	9514	12/17/01	262500	1150	600	7	1959	3	8200	N	N	10918 29TH PL SW
1	159160	0087	3/23/00	223500	1150	800	7	1959	4	7680	N	N	11224 22ND AV SW
1	159160	0365	6/13/01	244000	1150	600	7	1934	4	13380	Y	N	11455 21ST AV SW
1	351050	0050	10/1/00	275000	1180	1030	7	1961	3	7209	N	N	11630 19TH AV SW
1	721140	0135	9/22/00	100000	1190	50	7	1958	3	6500	N	N	10051 20TH AV SW
1	783280	0035	12/8/00	230000	1190	610	7	1952	3	6750	N	N	2623 SW 109TH ST
1	012303	9151	6/15/00	172500	1200	0	7	1990	3	6800	N	N	9837 18TH AV SW
1	122303	9272	10/18/00	239950	1200	400	7	1973	3	8900	N	N	1922 SW 118TH ST
1	159160	0496	10/31/00	300000	1200	700	7	2000	3	8801	N	N	1849 SW 114TH ST
1	630340	0495	9/22/00	213000	1200	900	7	1963	3	8916	N	N	10610 21ST AV SW
1	726220	0101	10/18/00	244000	1230	720	7	1965	3	7221	N	N	9862 30TH AV SW
1	159160	0430	1/26/00	204000	1250	500	7	1968	3	7840	N	N	1816 SW 116TH ST
1	159160	0395	2/9/01	230000	1260	660	7	1950	4	12425	N	N	1928 SW 116TH ST
1	285360	0153	2/15/00	89500	1260	0	7	1950	2	8557	N	N	9824 28TH AV SW
1	726220	0102	7/26/00	255000	1260	580	7	1979	3	7140	N	N	9928 30TH AV SW
1	159160	0008	5/1/00	219000	1270	690	7	1963	3	11974	N	N	11204 26TH AV SW
1	721140	1810	3/1/01	181000	1270	0	7	1997	3	2500	N	N	10251 18TH AV SW
1	764220	0065	8/3/00	244500	1270	470	7	1956	4	7900	N	N	1822 SW 119TH ST
1	721140	0535	10/22/01	190000	1290	0	7	1957	3	5000	N	N	10028 19TH AV SW
1	778530	0030	1/26/00	236500	1290	470	7	1967	3	7650	Y	N	11621 19TH AV SW
1	769460	0250	9/24/01	184950	1300	0	7	1950	3	7100	N	N	10721 28TH AV SW

Sales Available for Annual Update Analysis
Area 23
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	815160	0060	12/15/00	169950	1300	0	7	1959	3	11470	N	N	11019 25TH AV SW
1	815160	0601	6/20/01	240000	1300	740	7	1961	4	11250	N	N	11044 24TH PL SW
1	012303	9499	10/12/01	325000	1320	400	7	1961	3	20882	N	N	2861 SW 111TH PL
1	726220	0042	3/23/01	214500	1320	380	7	1978	4	8860	N	N	2910 SW 97TH CT
1	012303	9488	5/19/00	224950	1330	0	7	1957	3	7200	N	N	10910 29TH PL SW
1	075800	0025	11/17/00	216500	1360	0	7	1954	3	7451	N	N	2108 SW 120TH ST
1	815160	0790	9/10/01	275000	1360	580	7	1930	4	21250	Y	N	10735 22ND AV SW
1	928680	0003	12/31/01	250000	1360	0	7	1970	3	17820	N	N	2626 SW 112TH ST
1	159160	0226	12/24/01	230000	1380	520	7	1966	3	8640	N	N	2316 SW 115TH ST
1	122303	9182	10/25/00	247850	1390	320	7	1963	3	10191	N	N	1903 SW 119TH ST
1	721140	0810	8/21/00	172000	1410	0	7	1995	3	2500	N	N	10042 18TH AV SW
1	688080	0080	12/3/01	227000	1460	0	7	1954	4	6997	N	N	10728 29TH PL SW
1	778530	0060	12/6/01	220000	1460	620	7	1967	3	16328	Y	N	1925 SW 116TH ST
1	122303	9186	11/10/00	250000	1490	700	7	1955	3	19274	N	N	11660 23RD AV SW
1	159160	0506	9/7/01	165000	1520	80	7	1940	3	19840	N	N	1815 SW 114TH ST
1	932000	0010	3/23/00	155000	1520	0	7	1967	3	8200	N	N	2414 SW 103RD ST
1	630340	1110	7/7/00	174000	1550	0	7	1947	3	8382	N	N	1721 SW 110TH ST
1	815160	0020	12/10/01	260000	1580	240	7	1984	3	12950	N	N	11050 26TH AV SW
1	012303	9622	3/9/00	167000	1600	0	7	1976	3	7200	N	N	10218 28TH AV SW
1	012303	9310	4/9/01	242000	1840	0	7	1953	4	22440	N	N	9815 28TH AV SW
1	012303	9313	11/14/01	288750	1920	0	7	1989	3	9000	N	N	9811 28TH AV SW
1	159160	0187	9/7/01	302000	2330	0	7	1996	3	7211	N	N	2126 SW 114TH ST
1	159160	0597	10/16/01	255000	1100	320	8	1975	3	8960	N	N	11316 19TH PL SW
1	159160	0610	4/17/01	216300	1260	840	8	1958	3	11000	Y	N	1806 SW 114TH ST
1	778530	0080	3/24/01	242500	1350	240	8	1966	3	7700	Y	N	1915 SW 116TH ST
1	764220	0170	2/22/00	244500	1650	0	8	1984	3	10000	N	N	12004 18TH AV SW
1	122303	9129	12/11/00	325000	1660	0	8	1950	4	15681	Y	N	2504 SW 120TH ST
1	285360	0176	4/27/01	292000	2030	0	8	2001	3	7392	N	N	2604 SW 100TH ST
1	122303	9293	5/30/00	280000	2160	0	8	2000	3	8730	N	N	11603 23RD AV SW

Sales Available for Annual Update Analysis
Area 23
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	769460	0021	10/30/00	300000	2410	0	8	2000	3	9033	N	N	10415 26TH AV SW
2	788960	1880	8/16/00	105000	530	0	4	1939	3	6000	N	N	12416 4TH AV SW
2	172180	0985	4/3/01	99900	540	0	5	1936	4	3060	N	N	10602 2ND AV SW
2	072304	9253	3/26/01	139000	560	0	5	1946	4	6750	N	N	916 SW 118TH ST
2	072304	9356	2/17/00	128800	620	0	5	1943	3	15225	N	N	12640 4TH AV SW
2	172180	0990	7/21/00	124000	660	0	5	1935	4	6120	N	N	10604 2ND AV SW
2	062304	9225	11/15/01	121650	670	0	5	1949	3	9000	N	N	815 SW 102ND ST
2	316360	0260	8/13/01	102500	680	0	5	1941	3	3200	N	N	109 SW 108TH ST
2	788960	0775	11/20/01	159950	680	0	5	1942	4	6000	N	N	12218 1ST AV SW
2	752000	0270	9/27/00	129000	740	0	5	1971	3	5080	N	N	1214 SW 119TH ST
2	662040	0475	11/28/01	95000	750	0	5	1942	3	5050	N	N	216 S 104TH ST
2	241460	0150	11/30/00	94000	760	0	5	1947	3	16047	N	N	10007 1ST AV SW
2	514760	0005	4/20/00	128500	780	0	5	1948	4	6545	N	N	10623 4TH AV SW
2	752000	0695	11/30/01	79402	790	0	5	1921	3	4495	N	N	11920 11TH PL SW
2	172180	1315	8/16/01	126000	800	0	5	1935	4	4080	N	N	10626 2ND PL SW
2	104100	0046	7/27/01	130000	820	0	5	1953	3	8040	N	N	10715 11TH AV SW
2	172180	1085	5/12/00	128500	830	0	5	1948	3	5610	N	N	10638 2ND AV SW
2	788960	0465	1/10/01	104000	830	0	5	1942	3	4500	N	N	12219 2ND PL SW
2	752000	0680	7/19/00	139950	860	0	5	1953	4	4415	N	N	11902 11TH PL SW
2	297380	0005	5/26/00	70000	880	0	5	1951	2	7915	N	N	12037 4TH AV SW
2	355080	0045	8/14/01	152500	880	0	5	1900	4	7980	N	N	10239 8TH AV SW
2	662040	0040	7/21/00	175000	880	720	5	1939	4	6250	N	N	10036 1ST AV S
2	662040	0080	5/25/00	128000	900	0	5	1942	4	6250	N	N	10222 1ST AV S
2	752000	0015	10/25/00	154500	900	0	5	1941	2	6400	N	N	1009 SW 118TH ST
2	788960	1950	2/23/00	121950	900	0	5	1940	3	8805	N	N	318 SW 126TH ST
2	062304	9362	10/12/01	119500	910	0	5	1942	3	7680	N	N	1005 SW 106TH ST
2	072304	9274	5/29/01	150000	920	0	5	1951	4	8100	N	N	11244 11TH AV SW
2	662040	0555	3/26/01	158750	920	0	5	1942	5	5000	Y	N	10113 MYERS WY S
2	241460	0330	9/5/01	153000	950	0	5	1930	4	5643	N	N	10236 3RD AV SW

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2	072304	9533	6/12/01	200000	970	520	5	1940	4	9112	N	N	813 SW 116TH ST
2	172180	1175	10/4/00	115000	970	0	5	1937	4	8772	N	N	10657 2ND PL SW
2	289920	0065	5/1/00	135900	970	0	5	1953	3	11430	N	N	10449 9TH AV SW
2	788960	1070	6/23/01	127000	1000	0	5	1942	4	6000	N	N	12428 1ST AV SW
2	062304	9217	12/29/00	200000	1010	0	5	1945	3	7200	N	N	823 SW 106TH ST
2	752000	0662	3/8/00	141700	1010	0	5	1953	4	5504	N	N	1009 SW 119TH ST
2	062304	9247	6/28/00	140000	1050	0	5	1984	4	6420	N	N	10428 10TH AV SW
2	062304	9168	11/26/01	130000	1060	0	5	1940	2	18126	N	N	10647 8TH AV SW
2	072304	9319	7/28/00	95000	1090	0	5	1946	4	5424	N	N	1015 SW 112TH ST
2	662040	0035	10/5/00	140000	1180	0	5	1978	3	6250	N	N	10030 1ST AV S
2	072304	9243	9/5/01	127500	1300	0	5	1942	4	9169	N	N	11256 11TH AV SW
2	345100	0422	12/28/01	174000	1300	0	5	1920	5	9685	N	N	11038 14TH AV SW
2	379400	0005	4/20/00	139000	1320	0	5	1942	4	8273	N	N	11402 14TH AV SW
2	072304	9489	8/10/01	198900	1350	0	5	1942	5	7062	N	N	11225 14TH AV SW
2	938220	0030	12/18/01	145000	1460	0	5	1925	3	7673	N	N	1044 SW 118TH ST
2	062304	9227	8/27/01	199999	1630	0	5	1934	5	4620	N	N	10401 4TH AV SW
2	384160	0163	2/7/00	108500	620	0	6	1923	2	16750	N	N	11731 16TH AV SW
2	052304	9174	1/16/01	148000	640	640	6	1948	3	10640	N	N	10336 3RD AV S
2	072304	9203	6/13/01	154950	650	0	6	1945	3	10800	N	N	11924 4TH AV SW
2	241460	0113	11/30/00	125000	690	0	6	1968	3	16240	N	N	10014 2ND AV SW
2	241460	0026	2/2/00	65000	750	0	6	1928	3	3182	N	N	10052 4TH AV SW
2	072304	9598	3/30/01	127950	760	0	6	1954	4	7315	N	N	12716 2ND AV SW
2	289860	0095	9/6/00	157000	770	0	6	1918	3	7680	N	N	902 SW 102ND ST
2	662040	0665	6/26/00	170000	770	610	6	1934	3	7200	N	N	10028 2ND AV S
2	289920	0105	4/24/00	90000	780	0	6	1940	3	7200	N	N	1010 SW 106TH ST
2	688380	0080	6/29/01	158150	780	0	6	1954	3	9052	N	N	635 SW 107TH ST
2	316360	0447	5/26/00	144000	800	0	6	1967	3	6165	N	N	11002 4TH AV SW
2	797320	2120	6/16/00	118780	800	0	6	1955	2	8679	N	N	621 SW 104TH ST
2	172180	1305	12/7/00	135000	810	0	6	1930	3	7600	N	N	10618 2ND PL SW

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2	289920	0070	9/2/00	153000	810	0	6	1940	3	11430	N	N	10437 9TH AV SW
2	062304	9258	6/15/00	145000	820	180	6	1953	3	6180	N	N	10233 11TH AV SW
2	289860	0210	5/18/00	125000	820	0	6	1955	3	6000	N	N	10050 12TH AV SW
2	639500	0025	1/12/00	134000	820	0	6	1953	3	6185	N	N	12226 4TH AV SW
2	788960	1095	2/14/01	157500	820	0	6	1942	3	4500	N	N	12452 1ST AV SW
2	072304	9236	9/10/01	180000	830	0	6	1942	4	24187	N	N	615 SW 116TH ST
2	258680	0140	9/25/00	130000	830	0	6	1943	3	7609	N	N	10827 10TH AV SW
2	072304	9320	6/12/00	137000	840	0	6	1949	3	6050	N	N	11226 11TH AV SW
2	072304	9324	1/27/00	148500	840	0	6	1948	4	10201	N	N	11432 11TH AV SW
2	072304	9554	6/19/01	139950	840	0	6	1960	3	8867	N	N	11247 11TH AV SW
2	172180	0745	8/23/01	155000	840	0	6	1941	4	8568	N	N	10401 2ND AV SW
2	172180	0745	10/4/00	142000	840	0	6	1941	4	8568	N	N	10401 2ND AV SW
2	514700	0155	10/9/01	129000	840	0	6	1948	3	6200	N	N	702 SW 106TH ST
2	172180	1125	6/7/00	95000	860	0	6	1956	2	9078	N	N	10656 2ND AV SW
2	079500	2065	12/18/01	149500	870	0	6	1942	3	10650	N	N	111 S 106TH ST
2	796260	0040	11/27/00	153000	870	0	6	1953	3	8369	N	N	861 SW 125TH ST
2	072304	9131	5/9/01	160000	880	0	6	1941	3	8240	N	N	11226 14TH AV SW
2	079500	1990	4/7/00	155000	880	380	6	1942	4	13560	N	N	224 S 107TH ST
2	172180	0530	9/21/01	145000	880	0	6	1936	3	6120	N	N	10622 3RD AV SW
2	752000	0155	3/27/01	143000	880	0	6	1972	3	5024	N	N	1215 SW 118TH ST
2	241460	0265	9/27/00	186000	900	340	6	1941	3	15110	N	N	10230 2ND AV SW
2	289920	0195	11/7/00	115000	900	0	6	1942	4	6006	N	N	10460 12TH AV SW
2	526920	0020	3/29/00	176450	900	0	6	1988	3	9600	N	N	10022 12TH AV SW
2	797320	2265	5/23/01	143250	900	0	6	1942	3	8640	N	N	10217 5TH AV SW
2	072304	9495	11/26/01	164950	910	0	6	1910	4	25187	N	N	11434 12TH AV SW
2	345100	0350	1/25/01	185050	910	0	6	1920	4	11050	N	N	11005 12TH AV SW
2	079500	2375	12/11/01	196000	920	280	6	1943	3	6250	N	N	10429 2ND AV S
2	104100	0085	10/3/01	149000	920	0	6	1959	3	6700	N	N	10712 11TH AV SW
2	662040	0120	2/28/01	126000	920	0	6	1939	4	5780	N	N	10261 OCCIDENTAL AV S

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2	788960	1350	11/28/00	125500	920	0	6	1952	3	6000	N	N	12451 1ST AV SW
2	079500	2130	6/26/01	152000	930	0	6	1941	3	6545	N	N	146 S 107TH ST
2	505580	0060	12/7/00	140000	930	0	6	1952	4	6337	N	N	11605 10TH AV SW
2	796260	0015	12/20/01	159000	930	0	6	1953	3	8504	N	N	836 SW 126TH ST
2	172180	0011	3/16/01	158500	940	670	6	1954	3	4760	N	N	311 SW 104TH ST
2	662040	0590	6/19/01	145950	940	0	6	1942	5	8022	Y	N	10031 2ND AV S
2	788960	0134	8/10/01	194950	940	650	6	1995	3	3120	N	N	12267 2ND AV SW
2	788960	0667	5/24/00	173000	940	670	6	1992	3	3000	N	N	12235 1ST AV SW
2	788960	1047	6/27/00	170000	940	650	6	1993	3	3000	N	N	12418 1ST AV SW
2	788960	1050	11/20/00	184950	940	670	6	1991	3	3000	N	N	12420 1ST AV SW
2	788960	1480	12/17/01	190000	940	700	6	1994	3	3120	N	N	12422 2ND AV SW
2	788960	2045	2/21/01	185000	940	650	6	1993	3	3000	N	N	12411 3RD AV SW
2	062304	9388	10/26/00	149500	950	0	6	1972	3	18000	N	N	611 SW 108TH ST
2	172180	1195	2/25/00	105000	950	0	6	1945	3	4590	N	N	10644 2ND PL SW
2	355080	0065	8/2/00	130000	960	0	6	1941	4	7980	N	N	10240 10TH AV SW
2	072304	9609	12/12/00	176450	980	290	6	1950	3	7800	N	N	201 SW 119TH ST
2	620900	0195	12/6/00	149000	990	120	6	1948	3	7753	N	N	1413 SW 114TH ST
2	662040	0657	9/29/00	131500	990	0	6	1948	4	11000	N	N	10020 2ND AV S
2	788960	1900	3/24/00	145000	1000	0	6	1939	4	9000	N	N	12430 4TH AV SW
2	379400	0025	12/21/00	140400	1010	0	6	1942	4	8254	N	N	11426 14TH AV SW
2	072304	9085	7/28/00	155000	1020	0	6	1940	2	15575	N	N	11421 12TH AV SW
2	797320	2096	11/13/00	159950	1020	0	6	1930	4	8640	N	N	10234 7TH AV SW
2	062304	9259	11/13/00	165000	1030	0	6	1954	3	12390	N	N	10447 7TH AV SW
2	062304	9153	9/12/00	174000	1040	0	6	1940	3	8000	N	N	1109 SW 106TH ST
2	258680	0310	11/28/01	147500	1040	0	6	1920	2	7838	N	N	11050 12TH AV SW
2	514760	0065	6/14/00	144500	1040	0	6	1953	5	6615	N	N	10603 6TH AV SW
2	172180	1805	8/15/01	135000	1060	0	6	1949	2	6780	N	N	10603 1ST AV S
2	172180	1825	8/11/00	154950	1060	0	6	1949	3	6960	N	N	10615 1ST AV S
2	634100	0133	2/28/00	144950	1060	0	6	1977	3	7807	N	N	12426 7TH AV SW

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2	514760	0075	6/5/00	110000	1080	0	6	1953	5	7726	N	N	621 SW 106TH ST
2	886200	0040	7/31/00	154500	1080	0	6	1956	4	7290	N	N	1332 SW 114TH ST
2	526920	0005	5/5/00	185000	1100	1000	6	1950	3	9540	N	N	1119 SW 100TH ST
2	788960	0235	1/29/01	159950	1130	0	6	1954	4	7280	N	N	12203 2ND AV SW
2	062304	9253	7/11/01	179950	1150	0	6	1977	4	7920	N	N	10229 10TH AV SW
2	072304	9189	11/14/01	150000	1150	0	6	1940	4	16374	N	N	238 SW 119TH ST
2	241460	0010	7/5/01	180000	1160	1040	6	1947	4	8337	N	N	10020 4TH AV SW
2	345100	0325	10/27/00	204000	1160	0	6	1934	4	20150	N	N	10764 14TH AV SW
2	514760	0085	5/2/00	147500	1160	0	6	1953	3	7740	N	N	703 SW 106TH ST
2	289860	0175	3/7/00	187000	1190	430	6	1953	3	11450	N	N	10045 10TH AV SW
2	289860	0175	9/10/01	167000	1190	430	6	1953	3	11450	N	N	10045 10TH AV SW
2	258680	0015	12/12/00	120000	1200	260	6	1938	3	8200	N	N	10838 12TH AV SW
2	886200	0060	6/29/00	179000	1200	0	6	1956	4	7283	N	N	1308 SW 113TH ST
2	072304	9487	8/15/01	162500	1210	0	6	1942	3	9000	N	N	12020 3RD AV SW
2	072304	9188	10/11/01	219000	1220	0	6	1964	3	14991	N	N	246 SW 119TH ST
2	241460	0391	12/4/00	130000	1220	0	6	1937	3	7571	N	N	10251 3RD AV SW
2	258680	0065	11/21/00	148250	1250	0	6	1929	4	7699	N	N	10800 11TH AV SW
2	072304	9577	8/28/01	177500	1290	0	6	1968	4	8500	N	N	12012 2ND PL SW
2	072304	9417	4/10/00	154500	1310	0	6	1959	5	7200	N	N	12616 4TH AV SW
2	172180	1765	10/11/00	140000	1320	0	6	1950	4	6120	N	N	10610 1ST AV SW
2	172180	0335	11/21/01	189000	1360	510	6	1940	5	7745	N	N	10652 4TH AV SW
2	072304	9338	8/15/01	199950	1370	0	6	1947	3	12622	N	N	11442 12TH AV SW
2	514820	0005	7/18/01	203000	1400	150	6	1954	4	8637	Y	N	10428 5TH AV SW
2	172180	1925	8/6/01	135000	1420	0	6	1950	4	7200	N	N	10641 1ST AV S
2	072304	9205	4/26/01	171950	1450	0	6	1950	4	13792	N	N	340 SW 120TH ST
2	172180	0280	7/25/00	169500	1520	0	6	1984	3	6120	N	N	10621 3RD AV SW
2	072304	9156	7/3/00	125000	1700	0	6	1955	4	8645	N	N	12621 2ND PL SW
2	062304	9340	5/22/00	167000	1730	1070	6	1913	4	11592	N	N	917 SW 102ND ST
2	662040	0045	8/28/00	183500	1730	0	6	1974	3	6250	N	N	10038 1ST AV S

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2	072304	9272	11/18/00	173000	1740	0	6	1953	3	8925	N	N	11255 11TH AV SW
2	634100	0221	11/27/01	232000	1850	0	6	1942	1	8190	N	N	632 SW 126TH ST
2	241460	0161	11/29/00	180000	2100	0	6	1942	5	7543	N	N	10014 1ST AV SW
2	345100	0330	5/16/01	184900	2100	0	6	1939	4	20150	N	N	10772 14TH AV SW
2	072304	9453	4/25/00	205000	2120	0	6	1934	5	16144	N	N	12239 3RD AV SW
2	079500	2135	2/9/01	131000	760	0	7	1952	3	6359	N	N	10625 2ND AV S
2	062304	9146	7/19/00	141150	810	340	7	1940	3	10560	N	N	1001 SW 102ND ST
2	072304	9403	10/27/00	168000	910	310	7	1956	4	7990	N	N	311 SW 126TH ST
2	258680	0235	6/27/01	163000	920	230	7	1950	3	7665	N	N	11033 10TH AV SW
2	079500	1970	12/27/00	158000	950	350	7	1941	4	13900	N	N	10610 2ND AV S
2	662040	0490	11/9/00	168500	970	320	7	1954	3	5350	Y	N	10315 3RD AV S
2	062304	9122	9/20/00	188000	980	390	7	1942	3	21108	N	N	10631 8TH AV SW
2	062304	9276	9/28/00	190000	980	490	7	1955	3	7980	N	N	10245 10TH AV SW
2	062304	9279	2/20/01	187000	980	490	7	1955	3	7980	N	N	10239 10TH AV SW
2	374460	0881	7/25/00	146000	990	0	7	1957	3	8505	N	N	824 SW 127TH ST
2	790760	0070	11/26/01	164467	990	0	7	1954	3	7200	N	N	245 SW 114TH ST
2	790760	0080	4/20/00	93695	990	0	7	1954	4	9141	N	N	231 SW 114TH ST
2	790760	0115	5/11/00	158000	990	0	7	1954	3	8103	N	N	214 SW 115TH ST
2	079500	2015	5/17/00	153500	1000	0	7	1953	3	8640	N	N	10615 2ND AV S
2	092000	0070	12/27/00	194000	1000	470	7	1954	3	7875	N	N	12507 14TH AV SW
2	062304	9333	4/13/01	188302	1010	420	7	1961	3	7200	N	N	1004 SW 108TH ST
2	374460	0108	10/26/00	175000	1010	0	7	1958	3	20754	N	N	815 SW 120TH ST
2	514820	0035	9/10/01	147725	1010	260	7	1952	2	7480	Y	N	10425 5TH AV SW
2	345100	0181	5/15/01	180000	1020	400	7	1957	3	14260	N	N	1226 SW 107TH ST
2	355080	0080	5/23/00	184950	1020	380	7	1961	3	8160	N	N	904 SW 104TH ST
2	172180	0895	10/13/00	216500	1040	450	7	1962	3	6120	N	N	10438 2ND AV SW
2	634100	0031	9/14/01	208500	1050	410	7	1975	3	7582	N	N	12314 5TH AV SW
2	788960	1510	7/16/01	184900	1050	0	7	1979	4	9360	N	N	12442 2ND AV SW
2	062304	9303	9/18/01	188000	1060	280	7	1959	3	8220	N	N	10427 11TH AV SW

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2	062304	9319	2/16/01	199950	1060	340	7	1959	3	8220	N	N	10417 11TH AV SW
2	241460	0120	11/27/01	190860	1060	520	7	1960	3	7470	N	N	10044 2ND AV SW
2	241460	0081	3/13/00	169500	1070	770	7	1961	3	8113	N	N	10047 2ND AV SW
2	062304	9346	7/13/01	189000	1080	0	7	1979	3	7963	N	N	10228 12TH AV SW
2	079500	2487	6/14/00	208500	1080	480	7	1948	4	9400	Y	N	316 S 106TH ST
2	327580	0110	4/6/00	193000	1080	750	7	1963	3	9369	N	N	445 SW 121ST ST
2	072304	9523	6/14/01	152500	1090	0	7	1963	3	10040	N	N	106 SW 118TH PL
2	072304	9523	12/19/01	150000	1090	0	7	1963	3	10040	N	N	106 SW 118TH PL
2	258680	0040	5/24/00	187000	1090	840	7	1978	3	7627	N	N	10853 11TH AV SW
2	662040	0180	4/19/00	181000	1090	120	7	1941	3	12455	Y	N	10049 OCCIDENTAL AV S
2	752000	0360	5/25/00	341700	1090	1090	7	1963	3	25805	Y	N	1418 SW 120TH ST
2	258680	0320	5/22/01	198500	1100	250	7	1965	3	7676	N	N	11049 11TH AV SW
2	377430	0040	1/31/01	196500	1100	290	7	1972	3	8448	Y	N	11605 7TH AV SW
2	377430	0050	7/27/00	195000	1100	1100	7	1972	3	9555	Y	N	11617 7TH AV SW
2	384160	0191	3/21/00	160000	1100	0	7	1955	3	7630	N	N	1238 SW 118TH ST
2	092000	0045	4/17/00	160000	1110	400	7	1955	3	7200	N	N	12622 14TH AV SW
2	419400	0040	9/27/00	229950	1110	420	7	1967	3	8581	N	N	11901 8TH AV SW
2	788960	0545	2/23/00	157300	1120	0	7	1956	3	7500	N	N	12226 2ND PL SW
2	662040	0631	8/29/00	181000	1130	750	7	1960	3	8800	N	N	139 S 100TH ST
2	345100	0192	4/19/01	174000	1140	600	7	1960	3	8060	N	N	1228 SW 107TH ST
2	281680	0005	7/6/01	205000	1150	1020	7	1959	3	9782	N	N	12125 7TH PL SW
2	241460	0055	7/3/01	180000	1160	500	7	1963	3	16230	N	N	10004 3RD AV SW
2	079500	2370	6/27/00	156000	1170	0	7	1961	3	6250	N	N	10435 2ND AV S
2	638591	0230	9/8/00	206000	1180	470	7	1966	3	8409	N	N	810 SW 117TH ST
2	752000	0140	1/12/01	200000	1180	560	7	1994	3	5832	N	N	1211 SW 118TH ST
2	241460	0100	3/20/01	140000	1190	500	7	1961	3	10824	N	N	10017 2ND AV SW
2	714160	0035	6/21/00	204500	1190	570	7	1963	3	8099	N	N	829 SW 124TH ST
2	345100	0342	4/18/01	219950	1200	1200	7	1999	3	9750	N	N	10841 12TH AV SW
2	072304	9037	2/1/01	228000	1210	490	7	2000	3	5821	N	N	11434 11TH AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	079500	2400	8/30/01	135000	1210	0	7	1953	3	6200	N	N	211 S 104TH ST
2	172180	1295	9/8/00	156450	1220	0	7	1954	3	6120	N	N	10610 2ND PL SW
2	281690	0020	9/26/01	218000	1220	500	7	1960	3	8214	N	N	255 SW 115TH ST
2	514820	0060	9/8/00	180000	1220	0	7	1954	3	6907	N	N	10438 7TH AV SW
2	062304	9086	6/12/00	180000	1230	500	7	1967	3	14145	N	N	855 SW 108TH ST
2	289920	0130	3/30/00	186000	1260	600	7	1968	3	7620	N	N	10440 11TH AV SW
2	374460	0861	5/29/01	176000	1270	0	7	1958	3	8505	N	N	1031 SW 126TH ST
2	752000	0110	11/12/01	197000	1270	200	7	1962	3	7680	N	N	1008 SW 119TH ST
2	062304	9224	7/5/01	169950	1280	430	7	1977	3	9780	N	N	10228 9TH AV SW
2	289920	0055	1/8/01	222000	1280	500	7	1967	3	7680	N	N	910 SW 106TH ST
2	788960	1545	2/26/01	111350	1300	0	7	1953	3	9360	N	N	12455 2ND PL SW
2	384160	0186	6/20/00	168600	1340	0	7	1955	3	7540	N	N	1250 SW 118TH ST
2	662040	0460	4/13/00	153600	1350	0	7	1942	3	7150	N	N	10258 2ND AV S
2	620900	0156	10/22/01	158000	1360	0	7	1961	3	7132	N	N	1404 SW 116TH ST
2	374460	0535	8/3/01	182500	1370	0	7	1958	3	9450	N	N	12412 14TH AV SW
2	345100	0355	3/6/01	229000	1380	600	7	1957	4	9300	N	N	10863 12TH AV SW
2	079500	2240	9/24/01	162000	1390	0	7	1958	3	6250	N	N	10437 OCCIDENTAL AV S
2	788960	0088	5/26/00	194500	1410	0	7	2000	3	3120	N	N	12252 3RD AV SW
2	788960	0089	8/7/00	194500	1410	0	7	2000	3	3120	N	N	12254 3RD AV SW
2	788960	0090	7/6/00	194500	1410	0	7	2000	3	3120	N	N	12256 3RD AV SW
2	788960	0155	9/6/00	194500	1410	0	7	2000	3	3120	N	N	12255 2ND AV SW
2	788960	0156	9/26/00	194500	1410	0	7	2000	3	3120	N	N	12253 2ND AV SW
2	788960	0157	9/26/00	194500	1410	0	7	2000	3	3120	N	N	12251 2ND AV SW
2	788960	0640	9/28/00	183000	1410	0	7	2000	3	3000	N	N	12259 1ST AV SW
2	788960	0700	4/6/00	174500	1410	0	7	2000	3	3975	N	N	12233 1ST AV SW
2	072304	9202	8/10/00	140000	1430	0	7	1962	3	8875	N	N	11910 4TH AV SW
2	374460	0400	8/22/00	185000	1440	270	7	1955	3	8775	N	N	12320 9TH AV SW
2	514760	0110	1/10/00	154950	1450	0	7	1953	4	6576	N	N	10602 8TH AV SW
2	072304	9420	7/20/01	197000	1460	0	7	1956	4	9315	N	N	448 SW 126TH ST

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2	079500	2170	1/8/01	170000	1460	0	7	1952	3	12500	N	N	10432 1ST AV S
2	388380	0022	5/24/00	225000	1460	790	7	1978	3	8229	N	N	512 SW 118TH ST
2	072304	9257	5/25/00	165500	1490	170	7	1967	3	10916	N	N	258 SW 115TH ST
2	072304	9073	3/9/01	158500	1500	0	7	1954	2	6500	N	N	11259 12TH AV SW
2	072304	9539	10/19/00	177500	1500	0	7	1950	5	11135	N	N	437 SW 126TH ST
2	374460	0862	5/28/01	186000	1500	0	7	1958	4	8505	N	N	1025 SW 126TH ST
2	258680	0290	9/20/01	182000	1560	0	7	1964	3	7663	N	N	11032 12TH AV SW
2	374460	0543	5/30/01	195000	1560	350	7	1976	3	8694	N	N	12421 13TH PL SW
2	797320	2305	11/21/00	170000	1560	0	7	1948	3	10035	N	N	10230 5TH AV SW
2	072304	9044	7/11/01	197000	1590	0	7	1965	3	10017	N	N	11603 8TH AV SW
2	779680	0050	3/29/01	209950	1620	0	7	1957	4	7000	N	N	12724 6TH AV SW
2	281680	0015	11/9/00	206000	1710	600	7	1959	3	9390	N	N	12117 7TH PL SW
2	638591	0300	6/14/00	160950	1710	0	7	1966	3	9141	N	N	829 SW 117TH ST
2	752000	0220	5/11/00	222500	1810	0	7	1999	3	5055	N	N	1256 SW 119TH ST
2	752000	0225	4/1/00	222500	1810	0	7	1999	3	5080	N	N	1254 SW 119TH ST
2	752000	0230	1/14/00	214000	1860	0	7	1999	3	5080	N	N	1252 SW 119TH ST
2	752000	0235	1/27/00	214000	1860	0	7	1999	3	5080	N	N	12520 SW 119TH ST
2	788960	0270	10/26/00	208000	1950	0	7	2000	3	3000	N	N	12216 2ND AV SW
2	788960	0272	11/21/00	206000	1950	0	7	2000	3	3000	N	N	12220 2ND AV SW
2	788960	0275	1/2/01	204950	1950	0	7	2000	3	3000	N	N	12222 2ND AV SW
2	788960	0285	6/27/01	219950	1950	0	7	2001	3	3000	N	N	12228 2ND AV SW
2	788960	0290	7/23/01	219950	1950	0	7	2001	3	3000	N	N	12230 2ND AV SW
2	384160	0160	5/2/00	212000	1960	0	7	1999	3	7622	N	N	11704 AMBAUM BL SW
2	316360	0240	6/13/01	255000	2400	0	7	2000	3	6981	N	N	10811 2ND AV SW
2	714160	0080	5/18/00	210000	2420	0	7	1962	3	8234	N	N	828 SW 125TH ST
2	374460	0081	8/30/01	229500	1050	800	8	1976	4	7140	N	N	935 SW 120TH ST
2	062304	9189	6/25/00	185000	1180	500	8	1978	3	7062	N	N	10611 11TH AV SW
2	634100	0098	10/9/01	150000	1240	0	8	1978	3	8820	N	N	12324 8TH AV SW
2	752040	0090	5/25/01	224500	1550	0	8	1997	3	8645	N	N	11827 6TH PL SW

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2	374460	0072	8/30/01	325000	3150	0	8	1995	3	14002	N	N	1017 SW 120TH ST
4	339580	0495	5/23/01	144000	650	0	4	1950	3	4045	N	N	13256 5TH AV SW
4	190000	0035	12/18/00	133900	620	0	5	1926	3	7620	N	N	1036 SW 149TH ST
4	339580	0730	1/31/00	117500	720	0	5	1951	3	8100	N	N	13419 4TH AV SW
4	433100	0100	5/16/01	163900	740	0	5	1951	4	12000	N	N	14225 4TH AV SW
4	189940	0155	3/29/01	125520	850	0	5	1945	3	7620	N	N	1019 SW 149TH ST
4	008400	0235	7/3/00	135000	900	450	5	1948	2	16875	N	N	221 SW 130TH ST
4	190000	0030	4/5/00	125000	1090	0	5	1935	2	7620	N	N	1032 SW 149TH ST
4	182304	9224	11/27/01	162900	1170	0	5	1932	5	9417	N	N	816 SW 134TH ST
4	433100	0130	7/13/00	190000	1770	0	5	1948	5	9685	N	N	14234 6TH AV SW
4	433760	0050	12/2/00	86000	700	0	6	1943	3	9075	N	N	13611 2ND AV SW
4	433760	0095	9/25/00	145000	700	0	6	1943	4	9000	N	N	246 SW 137TH ST
4	433760	0125	2/28/00	127000	700	0	6	1943	2	10500	N	N	239 SW 137TH ST
4	433760	0205	5/25/00	144900	710	0	6	1943	3	9900	N	N	251 SW 138TH ST
4	433700	0275	2/15/00	153500	740	0	6	1943	3	8853	N	N	13804 2ND AV SW
4	433180	0070	12/19/01	139046	770	0	6	1954	3	14960	N	N	659 SW 141ST ST
4	433880	0665	9/18/00	138500	770	120	6	1944	3	9200	N	N	858 SW 139TH ST
4	190000	0045	5/12/00	165000	780	0	6	1948	3	7620	N	N	1050 SW 149TH ST
4	339580	0175	1/26/00	139000	780	0	6	1951	4	8100	N	N	13247 5TH AV SW
4	433820	0155	10/24/01	168700	780	0	6	1944	4	7344	N	N	511 SW 137TH ST
4	240700	0095	7/30/01	168000	790	120	6	1942	4	8775	N	N	13225 1ST AV SW
4	433820	0010	3/3/00	162000	790	0	6	1944	4	7200	N	N	515 SW 139TH ST
4	433820	0070	11/17/00	141200	790	790	6	1944	3	8436	N	N	503 SW 138TH ST
4	433820	0285	3/6/01	60000	790	0	6	1944	1	8947	N	N	405 SW 136TH ST
4	433880	0200	2/12/01	129950	790	0	6	1944	3	8201	N	N	656 SW 137TH ST
4	433880	0465	5/18/01	180000	790	200	6	1944	2	7200	N	N	651 SW 139TH ST
4	240700	0255	7/20/01	159950	800	0	6	1942	3	8775	N	N	13416 1ST AV SW
4	433880	0070	6/23/01	144500	800	0	6	1944	3	7410	N	N	632 SW 136TH PL
4	433700	0360	6/13/00	176950	810	0	6	1943	4	8775	N	N	13610 2ND AV SW

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4	433880	0360	11/19/01	162000	830	0	6	1944	2	7000	N	N	13736 8TH AV SW
4	008400	0275	3/27/00	155000	850	720	6	1943	3	13736	N	N	256 SW 131ST ST
4	433700	0195	4/13/01	154000	850	0	6	1943	3	8775	N	N	13811 1ST AV SW
4	433880	0450	5/1/01	154000	860	0	6	1944	3	8050	N	N	646 SW 139TH ST
4	433060	0485	8/11/00	160000	870	320	6	1947	3	14250	N	N	256 SW 142ND ST
4	433180	0060	7/17/01	177500	900	750	6	1955	3	8100	N	N	810 8TH AV SW
4	114800	0180	4/10/01	169950	920	0	6	1942	5	8442	N	N	608 SW 136TH ST
4	325640	0079	11/28/01	159950	930	0	6	1949	3	8960	N	N	13015 6TH PL SW
4	433060	0400	12/1/00	196000	940	0	6	1947	4	13146	N	N	14232 4TH AV SW
4	433180	0080	10/10/00	130000	950	0	6	1942	3	16567	N	N	643 SW 141ST ST
4	433100	0155	2/11/00	119990	960	0	6	1948	5	14400	N	N	433 SW 142ND ST
4	433100	0605	1/11/00	96666	960	0	6	1955	3	13064	N	N	656 SW 142ND ST
4	433880	0570	9/25/00	165000	960	0	6	1944	3	7200	N	N	803 SW 139TH ST
4	008400	0335	4/26/01	172500	970	0	6	1945	5	11475	N	N	238 SW 132ND ST
4	008400	0210	9/26/00	148500	980	0	6	1942	3	7200	N	N	204 SW 129TH ST
4	433100	0065	3/19/01	150000	980	0	6	1948	4	14392	N	N	14106 6TH AV SW
4	433880	0315	7/7/00	175000	980	0	6	1944	4	7475	N	N	630 SW 138TH ST
4	008400	0025	2/23/01	173500	1000	0	6	1942	4	22468	N	N	12900 1ST AV SW
4	339580	0295	8/23/01	172950	1030	0	6	1956	3	8775	N	N	13524 6TH AV SW
4	433180	0145	9/28/00	185000	1030	130	6	1952	3	7452	N	N	13921 6TH AV SW
4	433060	0270	5/10/01	197000	1040	420	6	1947	4	10500	N	N	121 SW 143RD ST
4	433700	0145	4/25/00	140000	1050	0	6	1943	3	7590	N	N	13856 1ST AV SW
4	433100	0025	11/3/00	147450	1060	0	6	1956	3	12400	N	N	13943 4TH AV SW
4	433760	0160	10/25/00	152000	1060	0	6	1943	4	8702	N	N	216 SW 138TH ST
4	433060	0260	3/21/00	173150	1100	0	6	1947	3	10500	N	N	135 SW 143RD ST
4	433060	0240	11/2/01	159950	1110	0	6	1947	3	10350	N	N	154 SW 144TH ST
4	433880	0025	2/22/01	178000	1120	0	6	1944	3	7345	N	N	627 SW 136TH ST
4	433760	0335	4/26/01	180000	1150	0	6	1943	4	7200	N	N	221 SW 139TH ST
4	783580	0381	12/5/00	147000	1160	0	6	1950	3	9000	N	N	819 SW 134TH ST

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4	433880	0270	5/9/00	159350	1170	0	6	1944	3	7475	N	N	627 SW 137TH ST
4	192304	9177	8/30/01	189000	1180	300	6	1942	3	11119	N	N	230 SW 146TH ST
4	433820	0015	3/31/00	165750	1180	270	6	1944	4	7200	N	N	511 SW 139TH ST
4	433880	0640	2/27/01	168000	1200	0	6	1944	2	8200	N	N	820 SW 139TH ST
4	339580	0025	1/18/00	116500	1210	0	6	1954	2	8100	N	N	13214 6TH AV SW
4	433760	0300	6/14/00	148000	1350	0	6	1943	3	9900	N	N	260 SW 139TH ST
4	433880	0690	3/19/01	195000	1350	800	6	1944	3	7200	N	N	13724 10TH AV SW
4	670720	0060	3/13/00	150000	1360	0	6	1947	3	12494	N	N	13501 8TH AV SW
4	433760	0065	10/29/01	168000	1420	0	6	1943	5	9785	N	N	13633 2ND AV SW
4	433060	0420	6/13/01	204500	1450	0	6	1947	3	13790	N	N	218 SW 143RD ST
4	339580	0535	3/31/00	154000	1480	0	6	1958	4	8100	N	N	13223 4TH AV SW
4	182304	9065	5/24/01	205000	1490	940	6	1930	3	22010	N	N	828 SW 134TH ST
4	433880	0605	8/1/01	197000	1490	0	6	1944	4	11165	N	N	13735 8TH AV SW
4	433760	0275	5/9/01	164500	1500	0	6	1943	4	9900	N	N	226 SW 139TH ST
4	190000	0060	4/17/01	192950	1550	0	6	1925	3	7260	N	N	1051 SW 149TH ST
4	433100	0445	2/24/00	165000	1560	0	6	1947	3	14240	N	N	14242 8TH AV SW
4	433820	0035	4/14/00	181790	1650	0	6	1944	3	7200	N	N	421 SW 139TH ST
4	433760	0350	10/19/01	205000	1780	0	6	1943	4	6669	N	N	211 SW 139TH ST
4	114800	0055	4/11/01	192500	1950	0	6	1947	5	8235	N	N	605 SW 134TH ST
4	433760	0315	7/18/00	204000	2650	0	6	1943	3	7200	N	N	247 SW 139TH ST
4	339580	0218	2/7/00	185000	940	600	7	1999	3	4061	N	N	13418 6TH AV SW
4	433180	0132	1/5/00	143000	970	0	7	1968	3	7140	N	N	616 SW 141ST ST
4	166540	0045	8/28/01	179950	1000	0	7	1952	3	7636	N	N	727 SW 146TH ST
4	192304	9311	9/5/01	150000	1010	0	7	1962	3	7400	N	N	14418 3RD AV SW
4	166740	0070	11/10/00	153000	1030	0	7	1954	3	8296	N	N	620 SW 133RD ST
4	182304	9202	4/25/01	193000	1030	600	7	1971	3	8400	N	N	422 SW 130TH ST
4	433060	0386	3/30/00	185600	1030	0	7	1960	3	6956	N	N	14204 4TH AV SW
4	117060	0100	12/15/00	173000	1080	0	7	1962	3	8435	N	N	727 SW 131ST ST
4	182304	9161	11/22/00	177500	1080	0	7	1953	3	13500	N	N	845 SW 132ND ST

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4	166540	0055	7/10/00	137447	1090	0	7	1952	3	7514	N	N	711 SW 146TH ST
4	339580	0791	4/21/00	117000	1090	0	7	1951	3	6510	N	N	404 SW 136TH ST
4	192304	9220	7/29/00	150000	1120	0	7	1952	4	15300	N	N	14429 2ND AV SW
4	192304	9284	6/26/00	168500	1140	0	7	1958	3	8742	N	N	14618 3RD AV SW
4	427300	0090	11/28/00	210000	1140	960	7	1960	3	16180	N	N	610 SW 146TH ST
4	034980	0015	11/16/01	174600	1150	1100	7	1961	3	9240	N	N	645 SW 128TH ST
4	166540	0070	4/13/00	157000	1180	0	7	1952	4	6966	N	N	14619 7TH AV SW
4	427300	0020	5/21/01	186000	1180	990	7	1955	3	8178	N	N	638 SW 144TH PL
4	166740	0060	7/17/01	173000	1200	0	7	1954	3	7653	N	N	13223 6TH AV SW
4	121900	0220	6/19/01	182000	1220	0	7	1955	4	7560	N	N	15837 7TH AV SW
4	166740	0160	8/9/01	187000	1220	0	7	1954	3	8023	N	N	13323 6TH AV SW
4	182304	9219	6/7/00	219950	1240	520	7	1965	3	9521	N	N	846 SW 132ND ST
4	034980	0060	6/6/01	234950	1250	0	7	1960	3	8260	N	N	12824 8TH AV SW
4	182304	9081	5/25/00	167000	1260	0	7	1963	3	12389	N	N	13304 2ND PL SW
4	192304	9184	9/27/00	162000	1320	0	7	1955	3	12006	N	N	445 SW 144TH ST
4	114800	0035	12/11/00	177500	1360	0	7	1953	3	8100	N	N	621 SW 134TH ST
4	166540	0175	1/3/01	158500	1380	0	7	1952	3	9215	N	N	14625 6TH AV SW
4	166740	0080	1/6/00	164000	1480	0	7	1954	4	8296	N	N	634 SW 133RD ST
4	427300	0125	4/12/01	236000	1490	1000	7	1955	3	8360	N	N	632 SW 145TH ST
4	182304	9163	7/12/00	165000	1530	0	7	1953	3	8703	N	N	1029 SW 132ND ST
4	182304	9263	9/10/01	209000	1530	460	7	1971	3	8550	N	N	13013 9TH PL SW
4	339580	0525	7/19/01	242500	1550	940	7	1967	3	8100	N	N	13217 4TH AV SW
4	166740	0040	9/22/00	167000	1580	0	7	1954	4	8418	N	N	615 SW 132ND ST
4	122500	0045	10/25/00	176537	1600	0	7	1954	3	9407	N	N	14643 3RD AV SW
4	339580	0375	1/9/01	205000	1610	1610	7	1955	3	8100	N	N	13447 5TH AV SW
4	433100	0055	4/1/00	200850	1920	0	7	1958	3	10400	N	N	444 SW 142ND ST
6	121800	0685	4/24/01	85000	430	0	4	1942	4	7633	N	N	15827 9TH AV SW
6	143080	0135	6/4/01	149950	740	0	5	1942	3	9950	N	N	1239 SW 146TH ST
6	297080	0025	12/15/00	154500	750	0	5	1918	5	5200	N	N	14419 11TH AV SW

Sales Available for Annual Update Analysis
Area 23
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	399020	0115	2/25/00	144000	790	0	5	1932	3	9344	N	N	1322 SW 160TH ST
6	121800	0040	6/25/01	138500	840	0	5	1920	3	7632	N	N	15644 9TH AV SW
6	763580	0331	6/23/00	160000	910	0	5	1926	3	7200	N	N	2016 SW 149TH ST
6	447640	0055	9/4/01	235000	1890	0	5	1996	3	10830	N	N	15680 21ST AV SW
6	690220	0355	8/28/01	155000	770	0	6	1942	4	7860	N	N	14620 12TH AV SW
6	143080	0085	11/14/00	169500	810	0	6	1940	3	6300	N	N	14656 16TH AV SW
6	990000	0050	10/26/00	173500	810	0	6	1944	4	8100	N	N	1421 SW 148TH ST
6	990000	0195	7/21/00	155000	820	0	6	1943	3	8100	N	N	1226 SW 149TH ST
6	933480	0110	11/27/00	149000	850	0	6	1949	3	10525	N	N	15920 19TH AV SW
6	763580	0561	1/12/01	134000	870	140	6	1939	3	9000	N	N	2015 SW 149TH ST
6	121800	0520	11/22/00	160000	900	0	6	1949	4	7633	N	N	15814 11TH AV SW
6	763580	0761	6/20/01	188500	920	0	6	1951	3	12350	N	N	14920 18TH AV SW
6	690220	0215	1/17/01	165000	960	0	6	1942	3	7800	N	N	14631 11TH AV SW
6	121800	0415	7/17/01	184000	970	0	6	1940	3	7633	N	N	15808 12TH AV SW
6	192304	9069	5/25/00	171000	1000	0	6	1924	3	6555	N	N	1232 SW 158TH ST
6	121800	0800	10/2/01	150500	1010	0	6	1942	3	10487	N	N	15845 8TH AV SW
6	990000	0355	3/27/00	168990	1010	0	6	1939	4	6223	N	N	1259 SW 150TH ST
6	190060	0195	3/12/01	170000	1030	0	6	1959	3	6604	N	N	1209 SW 151ST ST
6	192304	9148	11/30/00	139000	1030	0	6	1922	4	14784	N	N	1201 SW 152ND ST
6	121800	0250	1/10/00	158800	1050	0	6	1948	3	7632	N	N	15648 11TH AV SW
6	763580	0572	10/10/00	193000	1060	0	6	1941	3	8640	N	N	14912 20TH AV SW
6	763580	0743	6/6/00	210000	1090	0	6	1999	3	6000	N	N	1817 SW 149TH ST
6	500600	0020	9/7/00	165000	1100	0	6	1944	3	7906	N	N	1441 SW 149TH ST
6	500600	0040	6/6/01	150000	1130	0	6	1944	3	8308	N	N	1458 SW 150TH ST
6	143080	0115	6/19/01	180000	1210	0	6	1937	4	12500	N	N	14614 16TH AV SW
6	500600	0120	9/25/00	186000	1410	0	6	1944	4	7906	N	N	1448 SW 151ST ST
6	500600	0015	7/23/01	219000	1430	0	6	1944	3	7906	N	N	1435 SW 149TH ST
6	447640	0150	8/11/00	260000	1500	310	6	1919	3	8625	N	N	15662 20TH AV SW
6	143080	0075	9/24/01	215000	2150	0	6	1940	3	14000	N	N	1446 SW 148TH ST

Sales Available for Annual Update Analysis
Area 23
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	121800	0355	4/4/01	155000	890	0	7	1950	3	6676	N	N	1118 SW 158TH ST
6	447640	0020	3/30/00	265000	1010	500	7	1951	3	11200	N	N	15626 21ST AV SW
6	763580	0460	5/1/01	246000	1010	0	7	1948	3	9500	N	N	14970 21ST AV SW
6	933480	0035	9/26/00	188950	1010	0	7	1951	3	8100	N	N	15621 18TH AV SW
6	143080	0187	1/26/00	186000	1030	400	7	1974	3	12036	N	N	1244 SW 148TH ST
6	143080	0122	2/27/01	225000	1050	520	7	1977	3	5932	N	N	1519 SW 144TH PL
6	121800	0700	6/25/01	205000	1060	340	7	1957	3	7633	N	N	15845 9TH AV SW
6	399020	0022	8/14/01	225000	1070	0	7	1968	3	9344	N	N	15818 13TH AV SW
6	121800	0575	1/16/01	163000	1080	0	7	1954	3	7633	N	N	15819 10TH AV SW
6	690220	0185	5/30/00	145000	1150	0	7	1942	3	7800	N	N	14613 11TH AV SW
6	990000	0045	5/19/00	165000	1150	0	7	1972	3	8100	N	N	1427 SW 148TH ST
6	297080	0080	11/17/00	164950	1200	0	7	1953	3	5669	N	N	1122 SW 146TH ST
6	763580	0921	3/26/01	166000	1200	0	7	1956	3	5850	N	N	1611 SW 149TH ST
6	990000	0210	12/28/00	209950	1200	0	7	1961	3	8100	N	N	1248 SW 149TH ST
6	143080	0195	3/22/00	226000	1250	670	7	1967	3	7089	N	N	14708 14TH AV SW
6	933480	0060	2/20/01	208650	1320	0	7	1951	4	8100	N	N	15651 18TH AV SW
6	763580	0310	3/19/01	214000	1350	0	7	1958	3	8880	N	N	14660 21ST AV SW
6	399000	0030	8/21/00	225000	1370	750	7	1966	3	6900	N	N	1511 SW 158TH ST
6	121800	0630	2/27/01	180000	1420	0	7	1958	3	7633	N	N	15826 10TH AV SW
6	933480	0115	6/23/00	195000	1430	0	7	1949	5	8160	N	N	15912 19TH AV SW
6	242303	9130	5/23/00	220000	1460	0	7	1952	4	12070	N	N	15422 21ST AV SW
6	933540	0020	4/25/00	259000	1500	400	7	1957	4	9455	N	N	1606 SW 156TH PL
6	763580	0830	5/11/01	190000	1510	0	7	1953	3	6900	N	N	1634 SW 152ND ST
6	763580	0830	1/5/00	180000	1510	0	7	1953	3	6900	N	N	1634 SW 152ND ST
6	143080	0211	6/4/01	215500	1540	700	7	1955	3	9464	N	N	1203 SW 144TH PL
6	192304	9128	8/28/00	186500	1560	700	7	1962	3	7798	N	N	15722 14TH PL SW
6	447640	0210	5/31/00	200000	1570	0	7	1967	3	9200	N	N	15621 19TH AV SW
6	763580	0831	11/30/00	285000	1620	260	7	1942	5	6670	N	N	1628 SW 152ND ST
6	399000	0050	9/18/01	310000	1640	1030	7	1966	4	7500	N	N	15815 15TH PL SW

Sales Available for Annual Update Analysis
Area 23
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	297080	0027	10/10/01	235000	1900	0	7	2001	3	5200	N	N	14423 11TH AV SW
6	143080	0250	3/27/01	281000	1970	0	7	1996	3	12700	N	N	1256 SW 146TH ST
6	763580	0290	10/30/00	300000	2190	0	7	1943	4	26600	N	N	14630 21ST AV SW
6	121800	0750	8/6/01	300000	2340	0	7	2001	3	7633	N	N	15870 9TH AV SW
6	143080	0154	6/1/01	239500	2340	0	7	1962	4	12546	N	N	14627 12TH AV SW
6	121800	0170	4/5/01	285000	2530	0	7	2000	3	7812	N	N	15619 9TH AV SW
6	121800	0170	7/17/00	275000	2530	0	7	2000	3	7812	N	N	15619 9TH AV SW
6	192304	9378	10/23/01	425000	1920	910	8	1983	3	14400	N	N	15721 14TH PL SW
6	192304	9094	4/13/00	342000	2620	0	8	1997	3	15011	N	N	1520 SW 158TH ST
6	399020	0095	1/18/00	265000	2640	0	8	1999	3	8608	N	N	1426 SW 160TH ST
6	143080	0182	9/7/00	291000	2680	0	8	2000	3	9059	N	N	1234 SW 148TH ST
7	296880	0640	3/19/01	135700	580	0	4	1951	3	7620	N	N	16033 14TH AV SW
7	296880	0640	4/24/00	100000	580	0	4	1951	3	7620	N	N	16033 14TH AV SW
7	296880	0835	2/24/00	141000	780	0	4	1943	3	7620	N	N	16253 15TH AV SW
7	024300	0320	11/7/01	145000	700	0	5	1949	3	8515	N	N	1509 SW 164TH ST
7	296880	1035	3/29/01	157500	720	0	5	1949	3	7620	N	N	16209 13TH AV SW
7	296880	0125	3/20/00	161500	880	0	5	1946	4	7620	N	N	16024 10TH AV SW
7	296880	1600	1/5/01	148000	720	720	6	1955	2	6720	N	N	16221 8TH AV SW
7	296880	1605	6/6/01	170000	720	720	6	1954	3	6720	N	N	16227 8TH AV SW
7	816760	0010	4/25/01	141200	770	0	6	1967	3	7931	N	N	16645 SYLVESTER RD SW
7	296880	1595	12/11/01	148000	790	0	6	1954	3	6780	N	N	16215 8TH AV SW
7	121400	0005	10/25/01	169950	820	0	6	1952	3	7887	N	N	16004 8TH AV SW
7	024300	0059	6/28/00	208000	840	620	6	1949	4	8775	N	N	16421 12TH AV SW
7	296880	0420	3/22/01	169900	870	0	6	1955	4	7620	N	N	16030 13TH AV SW
7	296880	0645	6/25/01	163500	960	0	6	1958	3	7200	N	N	1402 SW 162ND ST
7	024300	0155	3/27/00	172500	990	0	6	1953	3	8100	N	N	16421 13TH AV SW
7	441560	0035	5/8/00	189000	1010	800	6	1954	3	7200	N	N	16646 14TH AV SW
7	441560	0020	9/25/00	196000	1030	600	6	1954	3	7200	N	N	16628 14TH AV SW
7	024300	0230	12/4/01	220000	1100	640	6	1956	3	10804	N	N	1403 SW 164TH ST

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Area 23
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	296880	0495	11/15/00	155000	1130	0	6	1958	3	7620	N	N	16018 14TH AV SW
7	296880	0765	8/15/01	160000	1170	0	6	1954	3	7860	N	N	16238 16TH AV SW
7	024300	0370	12/12/01	189000	1210	0	6	1953	3	7920	N	N	16610 16TH AV SW
7	121700	0350	7/25/01	194500	1250	0	6	1950	5	8100	N	N	16444 12TH AV SW
7	419740	0048	8/17/01	189700	1280	0	6	1940	3	14820	N	N	16610 SYLVESTER RD SW
7	296880	1240	4/24/00	184900	1350	0	6	1941	4	7620	N	N	16250 12TH AV SW
7	093600	0051	9/26/00	193000	1420	0	6	1934	3	20360	N	N	16409 2ND AV SW
7	296880	1000	11/20/00	169900	1440	270	6	1954	3	7620	N	N	16232 14TH AV SW
7	024300	0564	10/22/01	197000	1490	0	6	1954	3	21815	N	N	1204 SW 168TH ST
7	121700	0285	6/26/01	230000	1600	0	6	1943	4	5880	N	N	16429 10TH AV SW
7	296880	0276	6/19/00	205000	1620	0	6	1932	5	8255	N	N	16043 10TH AV SW
7	419740	0102	6/29/00	175000	960	0	7	1965	3	9874	N	N	16458 6TH AV SW
7	024300	0295	5/4/00	156300	980	0	7	1955	3	8040	N	N	16430 16TH AV SW
7	296880	0010	2/2/00	165000	1010	940	7	1956	3	7620	N	N	16008 9TH AV SW
7	419740	0012	4/24/01	180000	1040	0	7	1949	3	26362	N	N	16421 SYLVESTER RD SW
7	296880	0905	5/25/00	195000	1050	0	7	1962	4	12446	N	N	16262 15TH AV SW
7	296880	0990	6/23/00	158000	1050	270	7	1957	3	7620	N	N	16220 14TH AV SW
7	121700	0335	2/23/00	169950	1070	0	7	1953	3	8100	N	N	16428 12TH AV SW
7	441560	0010	11/27/00	192000	1070	500	7	1954	3	7200	N	N	16616 14TH AV SW
7	024300	0485	2/14/00	215000	1080	1080	7	1953	3	8100	N	N	16626 15TH AV SW
7	296880	0080	8/2/01	183184	1080	0	7	1956	3	6840	N	N	16033 8TH AV SW
7	296880	0815	12/14/01	169950	1110	0	7	1953	3	7620	N	N	16227 15TH AV SW
7	024300	0536	2/8/00	171000	1120	0	7	1953	3	9720	N	N	16629 14TH AV SW
7	024300	0430	7/16/01	164500	1140	0	7	1953	3	7500	N	N	16623 15TH AV SW
7	121400	0075	7/18/01	206500	1150	600	7	1956	4	7500	N	N	16011 6TH AV SW
7	024300	0390	9/20/01	233000	1180	200	7	1952	4	7680	N	N	16632 16TH AV SW
7	296880	1060	8/2/00	230000	1180	350	7	1951	4	7620	N	N	16241 13TH AV SW
7	296880	0745	6/8/01	198000	1200	0	7	1954	3	8100	N	N	16214 16TH AV SW
7	296880	1460	2/23/00	163000	1200	0	7	1959	3	7620	N	N	16232 10TH AV SW

Sales Available for Annual Update Analysis
Area 23
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	024300	0160	8/25/00	233000	1220	0	7	1954	4	8100	N	N	16431 13TH AV SW
7	024300	0035	11/14/00	174950	1230	0	7	1953	3	8100	N	N	16442 13TH AV SW
7	024300	0315	5/1/00	200000	1270	0	7	1954	3	8450	N	N	1528 SW 166TH ST
7	302304	9235	4/6/00	210000	1290	1190	7	1983	3	9600	N	N	16033 SYLVESTER RD SW
7	024300	0005	12/27/00	189950	1300	0	7	1952	4	7276	N	N	16404 13TH AV SW
7	502900	0010	4/12/00	215000	1360	460	7	1963	3	12480	N	N	16403 8TH AV SW
7	296880	0484	2/24/00	187500	1410	0	7	1997	3	4256	N	N	16010 14TH AV SW
7	024300	0401	10/11/01	192000	1430	0	7	1952	4	8274	N	N	16650 16TH AV SW
7	024300	0401	3/27/01	176000	1430	0	7	1952	4	8274	N	N	16650 16TH AV SW
7	024300	0200	3/23/01	229950	1440	0	7	1989	3	8100	N	N	16422 15TH AV SW
7	296880	0445	4/20/00	180000	1510	0	7	1992	3	7620	N	N	16009 12TH AV SW
7	279920	0040	3/13/00	179950	1610	0	7	1954	4	6600	N	N	1224 SW 167TH ST
7	093600	0175	6/26/00	334250	1620	0	7	1997	3	10262	N	N	236 SW 166TH ST
7	024300	0250	1/11/00	176000	1630	0	7	1955	3	8100	N	N	16431 14TH AV SW
7	121700	0383	7/25/01	189000	1740	0	7	1947	3	10800	N	N	16429 11TH AV SW
7	121700	0457	3/21/01	370000	1790	770	7	1989	3	9847	Y	N	16645 10TH AV SW
7	296880	0270	1/25/00	180000	2020	0	7	1955	3	7620	N	N	16025 10TH AV SW
7	296880	1510	11/26/01	171000	2160	0	7	1971	2	7620	N	N	16233 9TH AV SW
7	502900	0040	9/25/00	215000	1180	430	8	1963	3	10164	Y	N	16421 8TH AV SW
7	093600	0061	10/9/01	325000	1480	0	8	1957	4	15040	N	N	16428 3RD AV SW
7	502900	0070	4/17/01	358000	1500	170	8	1964	2	9572	Y	N	16404 9TH AV SW
7	296880	1560	6/22/01	435000	1860	1370	8	2000	3	7620	Y	N	16232 9TH AV SW
7	121700	0615	1/10/01	327500	1950	0	8	2000	3	12413	Y	N	16648 SYLVESTER RD SW
7	121700	0650	2/23/01	325500	1950	0	8	2000	3	9423	Y	N	16644 SYLVESTER RD SW
7	296880	1565	3/7/01	451500	1990	1340	8	2000	3	7620	Y	N	16238 9TH AV SW
7	024300	0135	6/10/00	270000	2530	0	8	1991	3	8775	N	N	16458 14TH AV SW

Vacant Sales Available to Develop the Valuation Model**Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	122303	9295	10/15/01	86450	8470	N	N
1	285360	0176	2/26/01	50000	7392	N	N
1	726220	0030	5/3/01	115000	27478	N	N
2	072304	9037	3/8/00	45000	5821	N	N
2	241460	0110	11/30/00	32000	12853	N	N
2	374460	0356	1/4/00	95000	13430	N	N
2	788960	0640	3/8/00	35000	3000	N	N
4	339580	0490	6/20/01	60000	4045	N	N
6	192304	9088	5/31/00	150000	19196	N	N
6	297080	0027	3/24/01	55000	5200	N	N
7	296880	1518	7/11/01	75000	6480	N	N